

**Subject:** 6407 Wilson Blvd. - 3

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**From:** Betsy Herbst  
**Sent:** Monday, March 23, 2020 2:41 PM  
**To:** Doug Raiden <[Draiden@arlingtonva.us](mailto:Draiden@arlingtonva.us)>  
**Cc:** Uri Arkin <[Uarkin@arlingtonva.us](mailto:Uarkin@arlingtonva.us)>  
**Subject:** RE: 6407 Wilson Blvd.

Yes, thanks. I believe they are connected somehow. The trustee, Sid Simmonds, is also the RA of the LLC.

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**From:** Doug Raiden <[Draiden@arlingtonva.us](mailto:Draiden@arlingtonva.us)>  
**Sent:** Monday, March 23, 2020 2:13 PM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Uri Arkin <[Uarkin@arlingtonva.us](mailto:Uarkin@arlingtonva.us)>  
**Subject:** RE: 6407 Wilson Blvd.

Betsy: There is nothing listed in CoStar. Land records indicate that the property was transferred from the Randolph P. Rouse Trust to 6407 Wilson Blvd., LLC in June, 2019.

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**Doug Raiden**

Real Estate Specialist  
Department of Environmental Services  
2100 Clarendon Blvd, Suite 800  
Arlington, VA 22201  
Office: (703) 228-3416  
Fax: 703-228-3789  
[draiden@arlingtonva.us](mailto:draiden@arlingtonva.us)

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**From:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Sent:** Monday, March 23, 2020 1:57 PM  
**To:** Doug Raiden <[Draiden@arlingtonva.us](mailto:Draiden@arlingtonva.us)>  
**Cc:** Uri Arkin <[Uarkin@arlingtonva.us](mailto:Uarkin@arlingtonva.us)>  
**Subject:** 6407 Wilson Blvd.

Hi, Doug,

Uri asked me to see if you could please check Co-Star for any recent listings for property at 6407 Wilson Blvd. You had checked this property for me a couple of weeks ago and there weren't any listings, but he asked if you could check again.

I have been emailing with one of trustees who referred me to their RE consultant, but I haven't heard from him. Priorities have changed in the past 10 days, so it may just be a matter of waiting a while to hear back.

Thanks,  
Betsy

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

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**Subject:** 6407 Wilson Boulevard - 2

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**From:** Betsy Herbst  
**Sent:** Wednesday, April 8, 2020 11:04 AM  
**To:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** RE: 6407 Wilson Boulevard

Thank you. I will pass this information on to Mark Schwartz. Best wishes to you, as well!

Betsy

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**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Sent:** Wednesday, April 08, 2020 11:03 AM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** RE: 6407 Wilson Boulevard

**EXTERNAL EMAIL**

Hi Betsy,

9:30 Friday morning is great for me. I can be reached at 703-919-1316.

Thanks and best wishes,

Sid

Sid Simmonds  
Simmonds & Klima, Ltd.  
6045 Wilson Blvd., Suite 200  
Arlington, VA 22205-1546  
703-533-0000  
Fax: 703-533-0142

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**From:** Betsy Herbst [<mailto:Bherbst@arlingtonva.us>]  
**Sent:** Wednesday, April 08, 2020 11:00 AM  
**To:** Sid Simmonds  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com))  
**Subject:** RE: 6407 Wilson Boulevard

Good morning, Mr. Simmonds,

Mark Schwartz, the County Manager, is available this Friday, **April 10th** at either **9:30 a.m. or 1:30 p.m.** or Monday, **April 13th – 11:30 a.m.** to speak with you.

Please let me know as soon as possible if any of these dates and times work for you. Also, please provide a contact phone number so that Mark can call you.

Thanks,  
Betsy

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

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**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Sent:** Tuesday, April 07, 2020 3:48 PM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** Re: 6407 Wilson Boulevard

**EXTERNAL EMAIL**

Hi Ms. Herbst,

I am now in a position to have a private discussion with the County Manager regarding the status of the Rouse property. I know he is extremely busy with more pressing matters.

I think a maximum 15 minute conversation is all that is necessary.

Please let me know some convenient times for him.

Best wishes,

Sid

---

**From:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Sent:** Monday, March 23, 2020 1:20 PM  
**To:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** RE: 6407 Wilson Boulevard

Good afternoon, Mr. Simmonds and Mr. Stephens,

I've been asked by the County Manager's Office to try to reach out to you again. The County would possibly be interested in acquiring the site, but we would need to first obtain some information about the property, including your asking price and timing for sale of the property.

I can be reached by email or by phone at the number below.

Thank you,

Betsy Herbst

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

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**From:** Betsy Herbst  
**Sent:** Thursday, March 19, 2020 3:39 PM  
**To:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Subject:** RE: 6407 Wilson Boulevard

Hello, Mr. Simmonds,

I just wanted to check back in with you. I have not heard from Mr. Stephens, but I realize that the events of the past week have interrupted everyone's normal schedule. Is there any chance that you might have a phone number that I could call him?

Betsy Herbst

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

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---

**From:** Betsy Herbst  
**Sent:** Wednesday, March 11, 2020 9:33 AM  
**To:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Subject:** RE: 6407 Wilson Boulevard

Ok. I understand. Thank you!

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**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Sent:** Wednesday, March 11, 2020 9:17 AM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** RE: 6407 Wilson Boulevard

**EXTERNAL EMAIL**

Hi Ms. Herbst,

I know that Henry is busy with matters relating to other of our properties. Mr. Rouse left a sizeable portfolio of real estate in several counties for us to deal with. The status of those properties range from post-closing matters to warding off bargain hunters on properties that we are not marketing.

I know he will get back to you as soon as he can.

Best wishes,

Sid

Sid Simmonds  
Simmonds & Klima, Ltd.  
6045 Wilson Blvd., Suite 200  
Arlington, VA 22205-1546  
703-533-0000  
Fax: 703-533-0142

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**From:** Betsy Herbst [<mailto:Bherbst@arlingtonva.us>]  
**Sent:** Wednesday, March 11, 2020 8:26 AM  
**To:** Sid Simmonds  
**Subject:** RE: 6407 Wilson Boulevard

Hello, Mr. Simmonds,

I have not heard from Mr. Stephens. Do you have a phone number where I might be able to reach him?

Betsy Herbst

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

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**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Sent:** Monday, March 09, 2020 10:12 AM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** RE: 6407 Wilson Boulevard

**EXTERNAL EMAIL**

Hi Ms. Herbst,

I am forwarding your email to the real estate consultant for the 6407 Wilson Blvd., LLC that holds title to the property. His name is Henry Stephens and he can address your questions.

Best wishes,

Sid

Sid Simmonds  
Simmonds & Klima, Ltd.  
6045 Wilson Blvd., Suite 200  
Arlington, VA 22205-1546  
703-533-0000  
Fax: 703-533-0142

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**From:** Betsy Herbst [<mailto:Bherbst@arlingtonva.us>]  
**Sent:** Monday, March 09, 2020 10:08 AM  
**To:** Sid Simmonds  
**Subject:** 6407 Wilson Boulevard

Good morning, Mr. Simmonds,

I was given your name and email address as the point of contact concerning the property at 6407 Wilson Boulevard. I work in the Arlington County Real Estate Bureau, which handles the acquisition of properties for the County, as well as other real estate matters. I was asked to contact you to obtain further information regarding the possible sale of the property. I would appreciate it if you could please contact me at your earliest convenience. I can be reached by email or by phone.

Thank you,  
Betsy Herbst

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

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**Subject:** FW: 6407 Wilson Boulevard  
**From:** Betsy Herbst  
**Sent:** Wednesday, April 8, 2020 12:01 PM  
**To:** Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Cc:** Uri Arkin <[Uarkin@arlingtonva.us](mailto:Uarkin@arlingtonva.us)>; [tohora@Arlingtonva.us](mailto:tohora@Arlingtonva.us)  
**Subject:** RE: 6407 Wilson Boulevard

Hi, Michelle,

The legal owner of the properties is 6407 Wilson Blvd LLC, which is a Virginia limited liability company. Sid Simmonds, who I believe is an accountant, is listed as the Registered Agent and the Manager/Member of the LLC. It was also mentioned to me when I called his office that he is a trustee associated with the Rouse family trust and the numerous properties that its owns. Mr. Simmonds is currently with this accounting firm:

Simmonds & Klima, Ltd.  
6045 Wilson Blvd., Suite 200  
Arlington, VA 22205-1546

Betsy

---

**From:** Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Sent:** Wednesday, April 08, 2020 11:34 AM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Uri Arkin <[Uarkin@arlingtonva.us](mailto:Uarkin@arlingtonva.us)>; Tim O'Hora <[Tohora@arlingtonva.us](mailto:Tohora@arlingtonva.us)>  
**Subject:** RE: 6407 Wilson Boulevard

Thank you. Do you the name of the firm he's with?

---

**From:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Sent:** Wednesday, April 8, 2020 11:07 AM  
**To:** Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Cc:** Uri Arkin <[Uarkin@arlingtonva.us](mailto:Uarkin@arlingtonva.us)>; Tim O'Hora <[Tohora@arlingtonva.us](mailto:Tohora@arlingtonva.us)>  
**Subject:** RE: 6407 Wilson Boulevard  
**Importance:** High

Michelle,

Sid Simmonds is available to talk with Mark this Friday, April 10<sup>th</sup> at 9:30 a.m. He can be reached at 703-919-1316.

Thanks,  
Betsy

---

**From:** Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Sent:** Wednesday, April 08, 2020 9:28 AM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>; Uri Arkin <[Uarkin@arlingtonva.us](mailto:Uarkin@arlingtonva.us)>; Tim O'Hora <[Tohora@arlingtonva.us](mailto:Tohora@arlingtonva.us)>  
**Subject:** RE: 6407 Wilson Boulevard

Thanks. Mark is interested in talking to him – and will report back to us.

Some available times:

This Friday either 9:30 am or 1:30 pm  
Monday, April 13 – 11:30 am

Let me know if these work and also send along contact info.

---

**From:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Sent:** Tuesday, April 7, 2020 3:54 PM  
**To:** Uri Arkin <[Uarkin@arlingtonva.us](mailto:Uarkin@arlingtonva.us)>; Tim O'Hora <[Tohora@arlingtonva.us](mailto:Tohora@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Subject:** FW: 6407 Wilson Boulevard  
**Importance:** High

Uri, Tim and Michelle:

I just received this email from Sid Simmonds concerning the Rouse property. He would like to have a brief conversation directly with Mark.

Michelle, how do you suggest handling this?

Betsy

---

**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Sent:** Tuesday, April 07, 2020 3:48 PM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** Re: 6407 Wilson Boulevard

**EXTERNAL EMAIL**

Hi Ms. Herbst,

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I think a maximum 15 minute conversation is all that is necessary.

Please let me know some convenient times for him.

Best wishes,

Sid

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**Sent:** Monday, March 23, 2020 1:20 PM  
**To:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
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**Subject:** RE: 6407 Wilson Boulevard

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I can be reached by email or by phone at the number below.

Thank you,

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[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

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**Subject:** RE: 6407 Wilson Boulevard

Ok. I understand. Thank you!

---

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**Sent:** Wednesday, March 11, 2020 9:17 AM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
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Best wishes,

Sid

Sid Simmonds  
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Betsy Herbst

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[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

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**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Sent:** Monday, March 09, 2020 10:12 AM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** RE: 6407 Wilson Boulevard

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Hi Ms. Herbst,

I am forwarding your email to the real estate consultant for the 6407 Wilson Blvd., LLC that holds title to the property. His name is Henry Stephens and he can address your questions.

Best wishes,

Sid

Sid Simmonds  
Simmonds & Klima, Ltd.  
6045 Wilson Blvd., Suite 200  
Arlington, VA 22205-1546  
703-533-0000  
Fax: 703-533-0142

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**Sent:** Monday, March 09, 2020 10:08 AM  
**To:** Sid Simmonds  
**Subject:** 6407 Wilson Boulevard

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Thank you,  
Betsy Herbst

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[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

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**From:** Mary Curtius <Mcurtius@arlingtonva.us>

**Sent:** Monday, March 09, 2020 4:35 PM EDT

**To:** CBO-County Board Members <CBO-CountyBoardMembers@arlingtonva.us>

**Subject:** County Board email summary for MONDAY, MARCH 9, 20210 -- GENERAL

**Attachment(s):** "Scooter Ordinance - Doesn't Work.msg", "Covid19 and Upcoming Arlington Library Book Sale.msg", "Febrey-Lothrop Property.msg", "RE Development at 200 N Nelson St.msg", "Re Mitchell-Lama Housing Program - A capitalist government solution to the housing crisis in New York City.msg", "Mitchell-Lama Housing Program - A capitalist government solution to the housing crisis in New York City.msg", "Non ADA bathroom at the Jefferson, 900 N. Taylor St..msg", "WMATA eliminating 16C to downtown DC.msg", "Abatement of Airport Noise Nuisance.msg", "How many.msg", "Cashless restaurants.msg", "Re Increased helicopter traffic.msg", "Fwd Unacceptable APD non-emergency line response.msg", "question about referring to the the Arlington-Montgomery County project in response to FAA.msg", "Unacceptable APD non-emergency line response.msg", "Fwd Post Amazon Housing Effect.msg", "IMG\_0993.MOV"

Dear Board Members: Attached, please find the General Messages that we received over the weekend, with the summary below:

<b>Constituent</b>	<b>Subject Line</b>	<b>Issues</b>	<b>Summary</b>	<b>Action</b>
William Ross	Febrey-Lothrop Property	PR.	Supports the County acquiring Febrey-Lothrop property for parkland.	Will be handled under the Chair.
Subir Jossan	Re: Development at 200 N. Nelson St.	DES. ZONING. CPHD.	Copied the Board on thank you to DES staff.	No further Board response require.
Libby Garvey	Re: Mitchell-Lama Housing Program	CPHD. AFFORDHOUSING. HOUSING ARLINGTON.	Chair's response to message on County possibly buying land to build housing.	No further Board response require.
Lorne Epstein	Re: Mitchell-Lama Housing Program	CPHD. AFFORDHOUSING. HOUSING ARLINGTON.	See above Chair's response	No further Board response require.
Joseph Sunday	Non ADA bathroom at the Jefferson, 900 N. Taylor St.	CPHD. ADA.	County not applying Building Code, State Building code, ADA at 900 N. Taylor St. 1st floor bathrooms.	Will be handled under the Chair.
Laurie Schoonhoven	WMATA eliminating 16C to downtown DC	DES - DOT. WMATA.	Seeking Board's support to retain 16C between Pentagon and downtown DC	Responded with customized letter.
Donald Alberstadt	Scooter Ordinance -- Doesn't Work	DES - DOT. SCOOTERS.	photo of scooter in middle of sidewalk.	Will be handled under the Chair.
Christopher Stern	Abatement of Airport Noise Nuisance	AIRPORTS. NOISECOMPLAIN. FEDERAL.	Reston resident says jets are flying low over their neighborhood since August. Imploring Board to take aggressive action to halt the noise pollution.	Have responded with customized letter.

Patricia Marseglia	How many	TECHNOLOGY. PUBLIC HEALTH.	Asking if the County can reach out to Verizon to consider reducing the number of 5G stations on telephone polls it has rolled out in Arlington.	Will be handled under the Chair.
Hasani Jaali	Cashless restaurants	BUSINESS. EQUITY. RACISM.	Cashless restaurants are discriminatory and racist.	Will be handled under the Chair.
Teresa Sweeney	Re: Increased helicopter traffic	AIRPORTS. NOISCOMPLAIN. FEDERAL. HELICOPTERS.	Responding to Chair's response on helicopter noise.	No further Board response require.
Jeff Waggett (2)	Fwd: Unacceptable APD non-emergency line response	POLICE.	Feels ACPD was unresponsive to his report of possibly dangerous metal hanging from building.	Forwarded to CMO for response.
Charlile J. Henkin	Question about referring to the Arlington-Montgomery County project	AIRPORTS. NOISECOMPLAIN. FEDERAL.	Seeking guidance from the Chair.	Responded with guidance.
Kari Klaus	Fwd: Post Amazon Housing Effect	CPHD. HOUSING ARLINGTON. AFFORDHOUSING.	Sharing article on Amazon Effect on Arlington's housing market.	Thanked for sharing.
Elias Mourany	Covid 19 and Upcoming Arlington Library Book Sale	LIBRARIES. CORONAVIRUS. PUBLIC HEALTH.	Alerting Board to upcoming books sale at Central Library as possible vector for spreading Coronavirus.	Will be handled under the Chair.

Mary F. Curtius  
Communications Manager  
Arlington County Board  
703-228-7943  
[mcurtius@arlingtonva.us](mailto:mcurtius@arlingtonva.us)

**From:** William Ross <wwross53@gmail.com> on behalf of wwross53@gmail.com <wwross53@gmail.com>

**Sent:** Monday, March 09, 2020 10:21 AM EDT

**To:** CountyBoard <CountyBoard@arlingtonva.us>; Sergio Enriquez <s\_enriqu@yahoo.com>

**Subject:** Febrey-Lothrop Property

**EXTERNAL EMAIL**

Dear Chair Garvey --

I realize that the board is very aware of this property's prospective sale status. I wanted to express a couple of my own thoughts on it. Since we are between Park and Recreation Commission meetings, they are my own, although I would guess that the commission would agree with most of these sentiments.

As you know, the property is listed explicitly as a Generational or Unique property in the Public Spaces Master Plan (PSMP), as well as in the Dominion Hills and Madison Manor Neighborhood Conservation Plans. Implementation of this part of the PSMP calls for flexible action on the part of the staff and the board.

We have heard the concerns that this property is "too close" to Upton Hill Park. But as you know, with Arlington's limited opportunities, there will never be perfect, geographical acquisition candidates. Given its current layout, acquisition of this property could allow us to add to our true "open space," and provide opportunities for acreage that can be dedicated to casual use space, which is also called for in the PMSP. A county park with a casual use emphasis, would be a wonderful compliment to the more active set of amenities that are currently located at Upton Hill.

And considering the alternative possibility of residential development at this topographical high point in the county, it is important to think of ways to alleviate future storm water problems. A well-designed nature space, could provide some relief in this area.

One other thought relates to my experience serving on the Joint Facilities Advisory Committee (JFAC). When the JFAC first began, we undertook a public engagement process. In that process and discussion of all the needs that we have in the county, the one consensus opinion was that we needed more land. Acquisition of this property or others, with possible multiple uses (parks, other county facilities) could help with future county needs.

I realize that there are many considerations that you have to take into account but thank you for listening!

Bill Ross

**From:** lorne@electriccow.com <lorne@electriccow.com>

**Sent:** Sunday, March 08, 2020 9:38 PM EDT

**To:** Libby Garvey <Lgarvey@arlingtonva.us>; Christian Dorsey <cdorsey@arlingtonva.us>; Erik Gutshall <egutshall@arlingtonva.us>; Matt de Ferranti <mdeferranti@arlingtonva.us>; Katie Cristol <kcristol@arlingtonva.us>; Michael Beer <michaelabeer@yahoo.com>; Amanda Davis <amandadavis916@gmail.com>

**Subject:** Mitchell-Lama Housing Program - A capitalist/government solution to the housing crisis in New York City

**EXTERNAL EMAIL**

Libby,

Thank you for showing up at the Maywood community meeting. I am impressed by the time that county board members take from their lives to engage the community in person. Erik, Alicia, and I want to wish you a speedy recovery. We have been holding you and your family in our thoughts

You said that you wanted the community input on how to solve the housing crisis and asked for solutions. When I mentioned the Mitchell-Lama Housing Program in NYC, you replied it was "Socialism, Socialism, Socialism," I wanted to enlighten you as to the capitalist nature of the program, [Here is a link to the overview of the program on Wikipedia.](#)

Some highlights:

1 - Under this program, local jurisdictions acquired the property and provided it to developers to develop housing for low- and middle-income tenants.

**2 – Developers were guaranteed a 6% or, later, 7.5% return on investment each year.**

I consider private investors receiving a financial return on their investment capitalism. You may not like the program; however, it is not socialism.

Arlington county has bought land in the past and can do it again to provide *housing for the sake of housing*. Imagine teachers, police, and fire personnel all having an affordable option to raise their families in Arlington. Public service workers would have shorter commutes, and your hiring managers would have an exceptional recruiting tool to bring in the best talent.

Steve Pearlstein (March 5, 2020) of the Washington Post outlines a strong argument that cities like ours will hemorrhage people and investment as the push to leverage the economic advantages of smaller cities expands

I wish you success in solving the housing crisis and all of your endeavors to make Arlington the place I have loved to live since 1992.

Thank you,  
Lorne Epstein

**From:** sjossan <sjossan@yahoo.com>  
**Sent:** Sunday, March 08, 2020 10:21 PM EDT  
**To:** Luis Araya <Laraya@arlingtonva.us>  
**CC:** Arlova Vonhm <Avonhm@arlingtonva.us>; CountyBoard <CountyBoard@arlingtonva.us>; Rosa Achour <Rachour@arlingtonva.us>  
**Subject:** RE: Development at 200 N Nelson St

**EXTERNAL EMAIL**

Luis,

It was a real pleasure to meet you and discuss this project. Your depth of understanding of the county development is very impressive. I will keep you updated as necessary on the progress of how I proceed with this parcel of land.

Please do connect me with those individuals in zoning that can assist me in building a deck on my personal property in Clarendon.

Thank you again, and I hope our paths cross again soon.

Subir

Subir S. Jossan, MD

President and Founder

Prince William Orthopaedics, Hand Surgery, & Sports Medicine Center,  
A Division of The Centers for Advanced Orthopaedics, LLC  
[8525 Rolling Road Suite 300](http://8525RollingRoadSuite300.com)  
[Manassas, VA 20110](http://Manassas.VA20110.com)

Ph [\(703\) 393-1667](tel:7033931667) F [\(703\) 393-2517](tel:7033932517)  
Web [www.pwortho.com](http://www.pwortho.com), [www.cfaortho.com](http://www.cfaortho.com)

Email [Sjossan@yahoo.com](mailto:Sjossan@yahoo.com)

Vice President and Executive Treasurer  
The Centers for Advanced Orthopaedics  
[www.cfaortho.com](http://www.cfaortho.com)

Email [Sjossan@cfaortho.com](mailto:Sjossan@cfaortho.com)

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----- Original message -----

From: Luis Araya <Laraya@arlingtonva.us>  
Date: 3/3/20 1:53 PM (GMT-05:00)  
To: sjossan <sjossan@yahoo.com>  
Cc: Arlova Vonhm <Avonhm@arlingtonva.us>, CountyBoard <CountyBoard@arlingtonva.us>, Rosa Achour <Rachour@arlingtonva.us>  
Subject: RE: Development at 200 N Nelson St

Dr. Sossan,

Thank you for your message. I would like to meet with you and go over the information and documents I have gathered pertaining to the right-of-way associated with the subject property. I am available this week on Thursday from 10:30 am till noon, and from 3:00 pm till 5:00 pm; and on Friday from 10:30 am till noon, and from 2:00 pm till 5:00 pm. If you are available for an hour any time during those time frames, please let me know. Thank you very much, Luis Araya

---

**From:** sjossan <sjossan@yahoo.com>  
**Sent:** Monday, March 2, 2020 6:33 PM  
**To:** Rosa Achour <Rachour@arlingtonva.us>  
**Cc:** Arlova Vonhm <Avonhm@arlingtonva.us>; CountyBoard <CountyBoard@arlingtonva.us>; Luis Araya <Laraya@arlingtonva.us>; Subir Jossan, MD <sjossan@yahoo.com>  
**Subject:** RE: Development at 200 N Nelson St

**EXTERNAL EMAIL**

Rosa,

Thank you for your email. The issue is exactly that: buildability at 200 N Nelson. A lot of effort has gone into the planning of this lot with the guidance of the county over more than a year. It is a Private buildable lot with a PRIVATE recorded easement on it for access to the lot behind it. I have applied for a permit by right without the need for a variance. I have reached out to DES and have not had a reply from Mr. Luis Araya. There does not exist a record of an easement granted to the county for a public right of way. If such a document exists, the burden of proof rests with the county to provide it. I am committed to the missing middle housing initiative and this home is part of that plan. Th Arligton County Board is familiar with my desire to help with this issue, and with this house plan that will fit on other small lots yet to be developed. I will wait for a reply from DES and Mr Araya and the Arlington County Board is cc'd on this email.

Sincerely,

Dr Jossan

Subir S. Jossan, MD

President and Founder

Prince William Orthopaedics, Hand Surgery, & Sports Medicine Center,

A Division of The Centers for Advanced Orthopaedics, LLC

[8525 Rolling Road Suite 300](#)  
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Ph [\(703\) 393-1667](tel:(703)393-1667) F [\(703\) 393-2517](tel:(703)393-2517)  
Web [www.Pwortho.com](http://www.Pwortho.com) , [www.cfaortho.com](http://www.cfaortho.com)

Email [Sjossan@yahoo.com](mailto:Sjossan@yahoo.com)

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----- Original message -----

From: Rosa Achour <[Rachour@arlingtonva.us](mailto:Rachour@arlingtonva.us)>  
Date: 3/2/20 9:13 AM (GMT-05:00)  
To: [sjossan@yahoo.com](mailto:sjossan@yahoo.com)  
Subject: RE: 224 N Nelson St

Good morning Mr. Jossan,

Could you please give more specifics about what you want to discuss about this project? It doesn't seem that there are any particular issues with the permit or the certificate of occupancy at this particular address.

Let me know at your earliest convenience so we know how to address your concerns.

Please note that if your concerns are about the active permit at 220 N. Nelson, than you may want to reach out to DES for clarifications about the buildability of the lot at that address.

Best Regards,

**Rosa Achour**

**Sr. Management Analyst.**

**Zoning Plan Review Section Supervisor.**

**Arlington County, Virginia**

**DCPHD/Zoning Division**

**Office: (703)-228-7579**

**Mobile: (571)-302-6897**

**Fax:(703)-228-3896**

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**CPHD Mission Statement: Promoting the improvement, conservation, and revitalization of Arlington's physical and social environment.**

**The Zoning Division Mission Statement: Providing service to the community by interpreting, administering, and enforcing the Arlington County Zoning Ordinance.**



Permit Arlington is coming! Over 30 permits and applications are moving from paper to online. [Learn more.](#)

---

**From:** sjossan <[sjossan@yahoo.com](mailto:sjossan@yahoo.com)>  
**Sent:** Friday, February 28, 2020 1:24:53 PM  
**To:** Arlova Vonhm <[Avonhm@arlingtonva.us](mailto:Avonhm@arlingtonva.us)>  
**Subject:** 224 N Nelson St

**EXTERNAL EMAIL**

Hello Ms Arlova Vonhm,

I am a resident of Arlington and the owner and developer of the above project at 224 N Nelson St. I am a resident of Lyon Village and I live only several blocks away from this project. I would like to chat with you about this project. I am involved in the missing middle housing initiative. My cell is [7035824990](tel:7035824990). We can set up a time if you would like to. I am available all day.

Thank you in advance ,

Subir

Subir S. Jossan, MD

President and Founder

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**From:** Libby Garvey <Lgarvey@arlingtonva.us>

**Sent:** Sunday, March 08, 2020 10:03 PM EDT

**To:** lorne@electriccow.com <lorne@electriccow.com>; Christian Dorsey <cdorsey@arlingtonva.us>; Erik Gutshall <egutshall@arlingtonva.us>; Matt de Ferranti <mdeferranti@arlingtonva.us>; Katie Cristol <kcristol@arlingtonva.us>; Michael Beer <michaelabeer@yahoo.com>; Amanda Davis <amandadavis916@gmail.com>

**Subject:** Re: Mitchell-Lama Housing Program - A capitalist/government solution to the housing crisis in New York City

Hi Lorne: Thanks so much for following up. I think I said more than just "socialism". First, I think I said that "socialism" is not necessarily a bad thing, but just hard to implement here. Most of the examples I heard that people gave were from Scandinavian countries. I'm delighted to have more information on this example and will look at it as I'm sure my colleagues will if they are not already aware of it.

As I tried to express at the civic association meeting, the reason we are focusing so much on housing is precisely because we cannot be a healthy community without a good supply of housing options at all income levels and for all different kinds of housing needs.

Again, thank you for following up and contributing to the effort. Libby

Libby Garvey  
Chair, Arlington County Board  
2100 Clarendon Blvd  
Arlington, VA 22201  
Suite 300  
703-228-3130

All correspondence, including this email, sent to and from Arlington County Board Members is subject to the public record laws of the Commonwealth of Virginia and may be subject to mandatory disclosure.

---

**From:** lorne@electriccow.com <lorne@electriccow.com>

**Sent:** Sunday, March 8, 2020 9:38:21 PM

**To:** Libby Garvey <Lgarvey@arlingtonva.us>; Christian Dorsey <cdorsey@arlingtonva.us>; Erik Gutshall <egutshall@arlingtonva.us>; Matt de Ferranti <mdeferranti@arlingtonva.us>; Katie Cristol <kcristol@arlingtonva.us>; Michael Beer <michaelabeer@yahoo.com>; Amanda Davis <amandadavis916@gmail.com>

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I wish you success in solving the housing crisis and all of your endeavors to make Arlington the place I have loved to live since 1992.

Thank you,  
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**From:** William Ross <wwross53@gmail.com>

**Sent:** Monday, March 09, 2020 10:21 AM EDT

**To:** CountyBoard <CountyBoard@arlingtonva.us>; Sergio Enriquez <s\_enriqu@yahoo.com>

**Subject:** Febrey-Lothrop Property

**EXTERNAL EMAIL**

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Bill Ross

**From:** Brian Hannigan <brianh@sda-inc.com>  
**Sent:** Thursday, October 11, 2018 5:35 PM EDT  
**To:** John Vihstadt <Jvihstadt@arlingtonva.us>  
**Subject:** Febrey-Lothrop-Rouse Properties  
**Attachment(s):** "Febrey-Lothrop-Rouse Properties Assessments and Taxes 2018.pdf", "The Manse on Wilson Boulevard - Charlie Clark - Arlington History Magazine - October 2011.pdf"

John, following up on our brief discussion about the Febrey-Lothrop-Rouse properties, attached is a table listing the 15 separate parcels that make up the total 9.477 acre estate.

The properties have a total assessed valuation of \$14,667,500 and the 2018 real estate tax bill is \$147,554.90.

Randy Rouse died 18 months ago at the age of 100. His widow, Michelle O'Brien Rouse, evidently continues to live in the main house.

Also attached is Charlie Clark's very informative article from 7 years ago. That article concludes with Randy noting that he wouldn't rule out subdividing the property, and that a team of trustees will help Michelle decide.

The properties are held by the Randolph Rouse Trust.

The only lead I can provide is that I know Randy Rouse's accountant was Sidney (Sid) Simmonds of Simmonds and Klima at 6045 Wilson Blvd # 200, Arlington, VA 22205. Phone: (703) 533-0000. They are located in (and probably part owners of) the "Dominion Hills Professional Center" at the corner of N. Livingston St., across Livingston St. from the shopping center. If you know Sid Simmonds, or can get an introduction to him, maybe you can make some inroads there.

I am actually thinking of sending a letter to Michelle Rouse, asking if she might ever be interested in hosting some kind of community event at her estate – maybe I can start some kind of dialogue.

We'll see.

Brian

**Brian Hannigan** | Senior Vice President | **Smith Dawson & Andrews** | 1150 Connecticut Avenue NW, Suite 1025 | Washington, DC 20036  
| P [202.835.0740](tel:202.835.0740) | C [703.625.3433](tel:703.625.3433) | F [202.775.8526](tel:202.775.8526) | [brianh@sda-inc.com](mailto:brianh@sda-inc.com) |

**Febrey-Lothrop-Rouse Properties  
 Dominion Hills, Arlington, Virginia  
 (9.477 ACRES)**

**2018 Assessment Values and Real Estate Taxes**

RPC	Address	Property Class Code	Zoning	Square Feet	Land Value	Land Value/ Sq. Ft.	Improvement Value	Total 2018 Value	Tax Rate	2018 Tax
12007001	6407 Wilson Blvd	511	R-6	92,016	\$2,415,400	\$26.25	\$103,200	\$2,518,600	\$1.0060	\$25,337.08
12007031	N. Madison St.	510	R-6	14,507	\$604,800	\$41.69	\$0	\$604,800	\$1.0060	\$6,084.28
12007032	N. Madison St.	510	R-6	12,597	\$594,000	\$47.15	0	\$594,000	\$1.0060	\$5,975.64
12007033	N. Madison St.	510	R-6	7,799	\$502,200	\$64.39	0	\$502,200	\$1.0060	\$5,052.12
12007034	N. Madison St.	510	R-6	8,222	\$507,600	\$61.74	0	\$507,600	\$1.0060	\$5,106.44
12007035	N. Madison St.	510	R-6	7,939	\$502,200	\$63.26	0	\$502,200	\$1.0060	\$5,052.12
12007036	N. Madison St.	510	R-6	7,589	\$502,200	\$66.17	0	\$502,200	\$1.0060	\$5,052.12
12007037	N. Madison St.	510	R-6	6,593	\$491,400	\$74.53	0	\$491,400	\$1.0060	\$4,943.48
12007038	N. Madison St.	510	R-6	6,787	\$491,400	\$72.40	0	\$491,400	\$1.0060	\$4,943.48
12007039	N. Madison St.	510	R-6	6,981	\$491,400	\$70.39	0	\$491,400	\$1.0060	\$4,943.48
12007040	N. Madison St.	510	R-6	7,175	\$496,800	\$69.24	0	\$496,800	\$1.0060	\$4,997.80
12007041	N. Madison St.	510	R-6	7,491	\$496,800	\$66.32	0	\$496,800	\$1.0060	\$4,997.80
12007042	6407 Wilson Blvd	511	R-6	123,973	\$3,099,300	\$25.00	\$402,600	\$3,501,900	\$1.0060	\$35,229.10
12007043	Wilson Blvd	510	R-6	92,220	\$2,420,800	\$26.25	\$0	\$2,420,800	\$1.0060	\$24,353.24
12007044	6407 Wilson Blvd	510	R-6	10,945	\$545,400	\$49.83	\$0	\$545,400	\$1.0060	\$5,486.72
<b>TOTAL</b>				<b>412,834</b>	<b>\$14,161,700</b>	<b>\$34.30</b>	<b>\$505,800</b>	<b>\$14,667,500</b>	<b>\$1.0060</b>	<b>\$147,554.90</b>

**Property Class Codes**  
 510-Res - Vacant(SF & Twnhse)  
 511-Single Family Detached

## **The Manse on Wilson Boulevard**

By Charles S. Clark

The most expansive open-space property in Arlington still a private residence is the 19<sup>th</sup> century colonial revival home at Wilson Boulevard and North McKinley Street. It has been known through the decades variously as the Febrey property, Fair Mount Mansion, the Lothrop Farm, the Febrey-Lothrop House and the Audrey Meadows house, after the 1950s television star who left her mark on the historic home while married to the continuing owner, retired homebuilder Randolph Rouse.

The mansion's elevated location on Upton Hill has long allowed a view of the Washington skyline. And if its walls could talk, they'd impart a wealth of tales about appearances at the home by personages with national stature and deep Arlington roots.

The first house on the site was built around 1850 by realtor John E. Febrey (1831-1893) and his wife Mary Frances, she of Arlington's famed Ball family. This was back when Arlington was the rural section of Alexandria County.

John Febrey was born to a prominent family of farmers and orchard entrepreneurs headed by his father, Nicholas Febrey. The patriarch, who was active in early Virginia politics and whose own home was near where Swanson Middle School is today, bought parcels of land in Glencarlyn and Dominion Hills from families with such prominent Arlington names as Custis, Upton and Minor.

John Febrey, who in the 1890s became superintendent of Arlington public schools, built two homes on the property, the gray-shingled mansion still standing on Wilson Boulevard, and a wood frame house across what is now McKinley Road. The latter is believed to have been demolished in 1966 to make room for the Christian Science Church.

The Febreys farmed the land for corn, oats, wheat, rye, buckwheat and barley. During the Civil War, they used a cabin on the property as a private school. The family also maintained stables around what today is the Cavalier Club apartment building.

John Febrey's relatives, in evidence of the family's reach in the 19<sup>th</sup> century, would build two other homes on nearby high ground that survive to the modern era. John's brother Henry, a colonel in the Virginia militia and a justice of the peace, in the 1850s built the white-columned farmhouse known as "Maple Shade," still occupied at 2230 North Powhatan Street. And Henry's son Ernest in the late 19<sup>th</sup> century built a whimsical Victorian home at 6060 Lee Highway. It was taken over in the late 1950s by the Overlee Community Association which, after using it as a swimming pool clubhouse for half a century, announced in 2011 its plan to tear it down as part of a modernization.

When John Febrey died in 1893, the Wilson Boulevard property was bought by Alvin Mason Lothrop, co-founder of the hugely successful Woodward and Lothrop department store chain. (His partner Samuel Woodward also owned an Arlington home.) Lothrop used it as a summer retreat, as his primary residence was a Beaux Art mansion downtown at 2001 Connecticut Avenue. Still mounted on the wall of the Arlington house is a blueprint executed in 1895 by prominent architect Victor Mindelleff (he also designed the Chautauqua Tower at Glen

Echo, Maryland). The sketch is labeled, “Alterations to country house for Mr. Alvin Mason Lothrop.”

Lothrop added the shingled balconied porches to the structure, which can be seen in a surviving 1907 photo.

After Lothrop died in 1912, the house continued as a rural retreat for Lothrop’s daughter Harriet. She married financier Nathaniel Horace Luttrell after he came to the Wilson Boulevard home to sell her family a car. In this era, the surroundings remained primarily farmland—Arlington memoirist Charles F. Suter, a friend of Rouse’s, recalled delivering milk by pony as a boy in the 1920s, and leading his cow past the Lothrop farm. The Lothrops added a swimming pool in 1934, as well as 20 telephone lines in a room behind the kitchen. Also installed during their occupancy were some cherry wood wall paneling and a red-painted handrail on the stairs, both intact today.

One of the Lothrops who frequented the retreat was Alvin Lothrop’s grandson, A. Lothrop Luttrell, a 1936 Princeton graduate, who in 1947 became executive vice president of Woodies (He would help plan the company’s opening in 1955 of its then-largest store, just up Wilson Boulevard at Seven Corners).

During World War II, when the Lothrop men were serving in the military, the house was leased to Trans World Airlines. Its party rooms and pool were enjoyed by notables such as Washington Redskins owner George Preston Marshall, airline pioneer Howard Hughes, and actress Jane Russell.

The house would then be sold under messy circumstances. Another Lothrop grandson, Nathaniel Horace Luttrell Jr. (whom, by coincidence, Rouse also knew), in 1947 married Nina K. Lunn, the granddaughter of Maine Senator Wallace H. White Jr. She was an actress and horsewoman who would make society news for her whole life. Soon after the marriage to Luttrell she had an affair with Jeronimo Remorino, Argentina's ambassador to the United States. She and Luttrell then divorced secretly in Arlington in 1950, leaving the summer retreat empty.

That created an opening for Randy Rouse, as he explained in a 2011 interview at age 94. After his discharge from service in the Navy following World War II, the Smithfield, Virginia-born Rouse was living in an apartment near Rock Creek Park. A well-connected bachelor who was making a mark in horse riding (and later fox hunting) circles in McLean and Middleburg, Va., he was looking for a new occupation. “Since there were no homes or cars built during the war,” he recalls, “there was a lot of opportunity for home building under the GI Bill,” which offered loans at 4 percent. So when a friend Rouse had known at Washington and Lee University boasted during a dinner at the Army-Navy Country Club of doing well building homes in the Pimmit Hills area of Falls Church, Rouse decided to give it a go.

With little capital of his own, Rouse found an investment partner to leverage six bank loans. “Back then the banks knew you, and you couldn’t hide behind some corporate structure,” Rouse says. He took no salary, but the partners agreed to split the profits. Using skilled union workers (\$1.875 per hour) and 50-cent-per-hour laborers, he built his first 24 homes in the late 1940s near Tyson’s Corner. He paid \$700 for each lot and sold the completed homes for \$10,000. (In the late 1980s, those homes were sold to an office developer for \$700,000 each and torn down to make room for the Tower Club.) Rouse also built 200–300 houses on Annandale Road in a subdivision he named Bel Air, some of which are still standing.

Soon Rouse was working 14-hour days out of an office in the heart of Falls Church. That's when a friend who was a real estate agent told him that Arlington's hilltop Febrey-Lothrop house was on the market. A divorcing couple was willing to unload the 26 acres for \$125,000. That price was still beyond Rouse's reach, but he came up with \$10,000 and the owners agreed to retain a first trust.

Rouse recalls when he toured the vacant house one Saturday afternoon, he noticed an antique car, and asked hopefully whether it conveyed. It did not. But he did get to keep an elegant mantelpiece in the drawing room that a visiting diplomat had wanted to buy.

"At the time the area was still country fields, with a dairy barn as well as six horse stalls," Rouse recalls. He set up horse jumps on the property and would keep the stalls until the apartments (now called the Patrick Henry Apartments) and water tower were built across Wilson Boulevard. Rouse removed a stone wall and wooden columns, which had stood in front of the house since the days of horse-drawn carriages, to make room for automobile access. At the suggestion of his friend George Preston Marshall, whose Washington Redskins office downtown on 11<sup>th</sup> Street Rouse enjoyed visiting, he converted the butler's pantry into a full bar.

The plat an engineer recorded re-divided the property, giving the residence just nine acres so that Rouse could use the remainder to build homes along what today is Madison Street. He chose to build on only one side. Of the 40 or 50 new homes, one was sold to his close friend from W-L University glee club days, Paul Brown. A lifelong friend, Brown became Rouse's attorney (and later an Arlington judge).1[\*]

Rouse continued to build homes and buy champion horses, competing in steeplechase competitions. It was in the mid-50s, on a water-skiing jaunt in Annapolis, that he took up with a New York-based actress named Audrey Meadows. At the time she was a player on the "Bob and Ray" radio comedy show. But soon she auditioned for the "to the moon" role of a Brooklyn bus driver's ever-tolerant wife Alice, opposite Jackie Gleason's Ralph Kramden in the early TV classic "The Honeymooners." It was a laugh-winning part she won only after reacting to an initial rejection from Gleason by dressing more frumpily.

Rouse and Meadows were married by her father, a Connecticut clergyman, in New York City. The celebrity Gleason was not invited, Rouse explains, because he was a bit "crude, outspoken and overbearing."

Meadows' 1994 memoir "Love, Alice" mentions Rouse only in one passage, about a time funnyman Gleason "corked" her off: "I had been married in May of 1956 and was living in Virginia," she wrote. "I commuted to New York on Fridays. Saturday nights I hired an ambulance to get me to the airport so that I could jump in my car and be back in my house by 10:30. A call came from the office to say that Jackie was calling a rehearsal for Thursday afternoon. At that time, my husband had the mumps, which can be serious in an adult male. Not wanting to leave him, I asked to beg off, saying I could learn whatever it was on Friday, but Jackie was adamant. So I flew to New York Thursday. I reached my apartment to find a message saying rehearsal had been canceled. . . . I called the office and laid a few thousand on them. Unconscionably selfish, no compassion, et cetera, were the mildest."

---

1[\*] The son of Judge Brown and his wife Dorothy, David Brown, became a flight surgeon and astronaut and would die in the 2003 space shuttle disaster.

Rouse says he doesn't recall having the mumps, but he loved watching his wife's show. "She was a wonderful actress, and that character wasn't the Audrey of real life, who was classy, educated and articulate," he says. He recalls her driving to the Seven Corners Safeway in a red convertible given to her by TV sponsor Buick.

To Rouse, those were "fun years" that his famous wife spent decorating the 19<sup>th</sup> century Arlington home. Meadows picked the wallpaper's grass cloth (originally red, now faded to tan) and the brass inlay linoleum floor in the foyer. She picked out a Chinese screen that remains on the living room wall (though she had been tempted to take it with her). And she commissioned the portrait of Rouse in horseman's garb that still hangs over the drawing room mantel, surrounded by his competition photographs and equestrian decorative motifs.

Dorothy Brown, the widow of Judge Brown, recalls many parties at Rouse's home with Meadows, film stars and other VIPs. "When I first heard we were invited to dinner, I thought, 'What am I going to talk about?' with this star of a hit TV show?" Brown said in a 2011 interview. "But she was just wonderful, nothing snobbish. She talked about her parents' missionary work in China."

Brown also recalls many parties around the swimming pool, often with a piano player on a platform in the water. "When we arrived, he would play 'Here Comes the Judge' and some similar song for everyone else," she says. Sometimes Rouse would join in on saxophone.

But not all the fun would endure. Meadows, Rouse now says, "was smart and sensitive, but insecure and needed adulation." Eventually, "she got bigger than I was, and I resented being Mr. Audrey Meadows." She also suspected him of consorting with old girlfriends during her absences, which wasn't true, he says. So they divorced after two years together. Rouse would later give his blessing to her second marriage, to Continental Airlines president Bob Six. He wrote to her once before her death in 1996, but Meadows never replied.

Back as a bachelor, Rouse grew his business and became a multimillionaire. He'd meet colleagues at the Howard Johnson's at Seven Corners (now Pistone's Italian Inn restaurant). He joined the Northern Virginia Builders Association (later serving as its president), which met monthly at the Washington Golf and Country Club. He worked with star developers Tom Broyhill, Arthur Pomponio and George Snell.

In 1970, Rouse retired from residential homebuilding. "Selective housing had replaced big subdivisions," he says. He did go on to build a tall hotel and office building called the Rouse Tower in Newport News (which the city later bought) and a hotel in Williamsburg in the mid-1990s. Closer to home, he worked out a deal with a bank to purchase the Broyhill-built Arva Motel across from Arlington's Fort Myer. He later sold it for an impressive profit to an entrepreneur continuing with the Days Inn chain.

Rouse says he watched many builders go broke because they couldn't sell and had too much inventory. "I got lucky that the land value increased by ten times," he said.

Watching his Dominion Hills neighborhood change, Rouse has lived through decades that brought new high-rise and garden apartments in the Willston Shopping Center area, Vietnamese stores along Wilson Boulevard and, most recently, BJ's Wholesale Club. He vividly recalls the coming and goings in the 1960s of the American Nazi Party headquarters at what is now Upton Hill Regional Park. Rouse's pet dog once ran away and wandered onto the Nazis'

property, so Rouse drove up the lane to the house. There he was met by a polite Nazi in uniform carrying a pistol, who said, “You can’t come in, sir. Sorry, sir.”

In 1983, Rouse married Michele O’Brien, whom he’d met decades earlier in Middleburg when she was a 12-year-old member of the junior fox hunters.

On the day this writer visited their idyllic home, the couple were admiring a family of foxes that had joined the habitual deer and ducklings playing around the edge of the swimming pool. It’s a pool that was once notorious in the neighborhood as a site for teens to sneak into and clandestinely party. Michele and Randy pulled out a yellowed 1963 clipping from the *Northern Virginia Sun* showing their home, with a caption that, for reasons that escape Randy Rouse, refers to it as “Fair Mount Mansion.”

Whatever the historic home is called, Michele is hoping to hold onto it, despite what Randy Rouse calls “the constant maintenance.” But he won’t rule out its eventually being subdivided; a team of trustees will help his wife decide.

---

Charles S. Clark, a frequent contributor to the magazine, writes the “Our Man in Arlington” column for the *Falls Church News-Press*.

---

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Templeman, Eleanor Lee, *Arlington Heritage: Vignettes of a Virginia County*, Avenel, 1959



**ARLINGTON**  
VIRGINIA

OFFICE OF THE COUNTY

**FOIA**

MANAGER

**Cost Estimate**

2100 Clarendon Boulevard, suite 302

Reference No.: CMO-

Arlington, VA 22201

Date:

Office: (703) 228-3120 Fax: (703) 228-3218

TTY: (703) 228-4611

FOIA Requester Contact Information

Estimated Labor Costs					
	Position	Hourly Rate	Hours	Total Expense	
1	Deputy Clerk	25	2	50	
2	Communications Specialist	25	.5	12.5	
3	Administrative Specialist	25	1	25	
4					
5					
			Total Hours	3.5	87.5
				Labor Subtotal	
Estimated Copying Costs					
Paper Size	Color or Black/White	Cost per One Sided Print	Cost per Two-Sided Print	Number of Pages	Total Amount
8.5 x 11	Black/ White	\$0.06	\$0.07		
8.5 x 11	Color	\$0.22	\$0.41		
8.5 x 14	Black/ White	\$0.07	\$0.08		
8.5 x 14	Color	\$0.23	\$0.42		
11 x 17	Black/ White	\$0.11	\$0.11		
11 x 17	Color	\$0.27	\$0.45		
12 x 18	Black/ White	\$0.12	\$0.13		
12 x 18	Color	\$0.28	\$0.47		
Comments:				Total Copy Fees	0

Estimated Supply Costs

Item	Cost	Amount/ Number	Total Amount
Flash drive 4GB	\$5.00		
Flash drive 8GB	\$8.00		
CD	\$0.30		
Specialty Print - 24x36	\$1.50		
Total Supply Fees			
Total Estimate d Cost			

**From:** Arlington County Government <arlingtonva@public.govdelivery.com> on behalf of Gov Delivery <arlingtonva@public.govdelivery.com>  
**Sent:** Tuesday, March 03, 2020 5:05 PM EST  
**To:** Christian Dorsey <cdorsey@arlingtonva.us>  
**Subject:** MEDIA NOTES: March 3, 2020

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## Media Notes

*For County staff, from the Office of Communications and Public Engagement*

## Arlington in the News

[Former New Orleans Mayor Comes to Arlington to Talk Equity](#) -ARLnow

[Democratic Primary Turnout in Arlington to Exceed 2016](#) -ARLnow

[County Board Will Not Increase Real Estate Tax Rate For 2020](#) -Patch.com

[Mild Winter Keeps Potholes at Bay in Arlington](#) -ARLnow

[County May Consider Plan for Trails, Boating at Roaches Run](#) -ARLnow

[Scholastics Kid Reporter To Cover Super Tuesday In Arlington](#) -Patch.com

[Bus Stop Demolished, Cars Smashed on N. Barton Street](#) -ARLnow

[ACPD to Hold St. Patrick's Day Anti-DUI Event Next Weekend](#) -ARLnow (See ACPD news release)

[Cupid looking for love: Cat found with arrow in head up for adoption](#) -WTOP

[3 Teens Attempt To Steal Car From Pentagon City Garage: Police](#) -Patch.com

[Local Digest: Arlington County Board member hospitalized for brain tumor](#) -WaPo

[Katie Cristol posted about Erik Gutshall, promoting hashtag #HereforErik](#)

## County News Releases

[Police Host Don't Press Your Luck Anti-Drunk Driving Event](#)

[1920-2020: Historia de las Mujeres, Historia de Arlington y el Censo](#)

WATCH: [County Board Budget Work Session - Planning, Housing & Human Services](#)

## Biz News

[Amazon warns of some delivery delays as coronavirus fears grip nation](#) -WBJ

[Growing Coworking Company Takes Top Floor of Navy League Building in Arlington, Virginia](#) -CoStar

[Sugar Shack Donuts on Columbia Pike to Rebrand as Plant-Based Cafe](#) -ARLnow

[CMC Honors Nestlé with the 2020 Marketer of the Year Award](#) -InsideNOVA

[SkySquad launches at Dulles and Reagan airports to make traveling with kids easier](#) - Northern Virginia Magazine

## 'round the Region

[Drawings Released: Here's What the North Potomac Yard Development Might Look Like](#) - ALXnow

### Regional Coronavirus Coverage:

- [Virginia Public Health Lab Begins Testing for Coronavirus](#) -NBC4
- [Maryland Testing 6 New Patients for Coronavirus on Tuesday](#) -WTOP
- [Spread of Coronavirus Could Cost DC Millions in Tourism Dollars](#) -NBC4
- [WTOP coronavirus poll: More concern about effect on global economy than daily routine](#) -WTOP
- [DC Health Officials to Brief Residents on Coronavirus Response Plan](#) -NBC4

- [DC, Maryland, Virginia approved to conduct their own coronavirus tests](#) -WTOP

## School News

[Budget proposal would take APS into stratosphere](#) -InsideNOVA

[Future is bright for undefeated Yorktown swimmer](#) -InsideNOVA

WATCH: [Historical Markers: Green Valley Pharmacy](#) (AETV)

WATCH: [Whole Health: Vape Awareness](#) (AETV)

## Arlington in the Arts

[Original Three Musketeers adventure is clever, solidly paced](#) -InsideNOVA

[Avant Bard's finely-tuned 'Suddenly Last Summer' keeps the audience on its toes](#) -DC Metro Theater Arts

['Easy Women' At Signature Theatre Is Raunchy And Full of Heart](#) -DCist

## Newsroom Notes

**Vernon Miles with ARLnow** is writing a history of the [Febrey-Lothrop House](#) (aka the Rouse estate) at the corner of Wilson Blvd. and N. McKinley Street. He learned the house is now for sale and asked if the county might be interested in purchasing it or if we had any intentions towards the house or if there were any hurdles that might dissuade the County. We shared that we just learned that the property was for sale and that it would be premature to determine if the County has any interest in acquiring the site. We also referred him to the Public Spaces Master Plan which includes reference to the property in the [Land Acquisition Appendix II](#) (Generational or Unique Opportunity map).

*To subscribe or submit items for possible inclusion,  
email [MN-Update@arlingtonva.us](mailto:MN-Update@arlingtonva.us)*

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**From:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Sent:** Tuesday, April 28, 2020 3:48 PM EDT  
**To:** Ina Chandler <Ichand@arlingtonva.us>  
**Subject:** FW: 6407 Wilson Boulevard

---

**From:** Michelle Cowan  
**Sent:** Wednesday, April 8, 2020 9:28 AM  
**To:** Betsy Herbst <Bherbst@arlingtonva.us>; Uri Arkin <Uarkin@arlingtonva.us>; Tim O'Hora <Tohora@arlingtonva.us>  
**Subject:** RE: 6407 Wilson Boulevard

Thanks. Mark is interested in talking to him – and will report back to us.

Some available times:

This Friday either 9:30 am or 1:30 pm  
Monday, April 13 – 11:30 am

Let me know if these work and also send along contact info.

---

**From:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Sent:** Tuesday, April 7, 2020 3:54 PM  
**To:** Uri Arkin <[Uarkin@arlingtonva.us](mailto:Uarkin@arlingtonva.us)>; Tim O'Hora <[Tohora@arlingtonva.us](mailto:Tohora@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Subject:** FW: 6407 Wilson Boulevard  
**Importance:** High

Uri, Tim and Michelle:

I just received this email from Sid Simmonds concerning the Rouse property. He would like to have a brief conversation directly with Mark.

Michelle, how do you suggest handling this?

Betsy

---

**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Sent:** Tuesday, April 07, 2020 3:48 PM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** Re: 6407 Wilson Boulevard

**EXTERNAL EMAIL**

Hi Ms. Herbst,

I am now in a position to have a private discussion with the County Manager regarding the status of the Rouse property. I know he is extremely busy with more pressing matters.

I think a maximum 15 minute conversation is all that is necessary.

Please let me know some convenient times for him.

Best wishes,

Sid

---

**From:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Sent:** Monday, March 23, 2020 1:20 PM  
**To:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** RE: 6407 Wilson Boulevard

Good afternoon, Mr. Simmonds and Mr. Stephens,

I've been asked by the County Manager's Office to try to reach out to you again. The County would possibly be interested in acquiring the site, but we would need to first obtain some information about the property, including your asking price and timing for sale of the property.

I can be reached by email or by phone at the number below.

Thank you,

Betsy Herbst

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

*Any email sent to/from Arlington County email addresses may be subject to disclosure under the Freedom of Information Act (FOIA).*

---

**From:** Betsy Herbst  
**Sent:** Thursday, March 19, 2020 3:39 PM  
**To:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Subject:** RE: 6407 Wilson Boulevard

Hello, Mr. Simmonds,

I just wanted to check back in with you. I have not heard from Mr. Stephens, but I realize that the events of the past week have interrupted everyone's normal schedule. Is there any chance that you might have a phone number that I could call him?

Betsy Herbst

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

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---

**From:** Betsy Herbst  
**Sent:** Wednesday, March 11, 2020 9:33 AM  
**To:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Subject:** RE: 6407 Wilson Boulevard

Ok. I understand. Thank you!

---

**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Sent:** Wednesday, March 11, 2020 9:17 AM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** RE: 6407 Wilson Boulevard

**EXTERNAL EMAIL**

Hi Ms. Herbst,

I know that Henry is busy with matters relating to other of our properties. Mr. Rouse left a sizeable portfolio of real estate in several counties for us to deal with. The status of those properties range from post-closing matters to warding off bargain hunters on properties that we are not marketing.

I know he will get back to you as soon as he can.

Best wishes,

Sid

Sid Simmonds  
Simmonds & Klima, Ltd.  
6045 Wilson Blvd., Suite 200  
Arlington, VA 22205-1546  
703-533-0000  
Fax: 703-533-0142

---

**From:** Betsy Herbst [<mailto:Bherbst@arlingtonva.us>]  
**Sent:** Wednesday, March 11, 2020 8:26 AM  
**To:** Sid Simmonds  
**Subject:** RE: 6407 Wilson Boulevard

Hello, Mr. Simmonds,

I have not heard from Mr. Stephens. Do you have a phone number where I might be able to reach him?

Betsy Herbst

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

---

**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Sent:** Monday, March 09, 2020 10:12 AM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** RE: 6407 Wilson Boulevard

**EXTERNAL EMAIL**

Hi Ms. Herbst,

I am forwarding your email to the real estate consultant for the 6407 Wilson Blvd., LLC that holds title to the property. His name is Henry Stephens and he can address your questions.

Best wishes,

Sid

Sid Simmonds  
Simmonds & Klima, Ltd.  
6045 Wilson Blvd., Suite 200  
Arlington, VA 22205-1546  
703-533-0000  
Fax: 703-533-0142

---

**From:** Betsy Herbst [<mailto:Bherbst@arlingtonva.us>]  
**Sent:** Monday, March 09, 2020 10:08 AM  
**To:** Sid Simmonds  
**Subject:** 6407 Wilson Boulevard

Good morning, Mr. Simmonds,

I was given your name and email address as the point of contact concerning the property at 6407 Wilson Boulevard. I work in the Arlington County Real Estate Bureau, which handles the acquisition of properties for the County, as well as other real estate matters. I was asked to contact you to obtain further information regarding the possible sale of the property. I would appreciate it if you could please contact me at your earliest convenience. I can be reached by email or by phone.

Thank you,  
Betsy Herbst

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

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**From:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Sent:** Tuesday, April 28, 2020 3:48 PM EDT  
**To:** Ina Chandler <Ichand@arlingtonva.us>  
**Subject:** FW: 6407 Wilson Boulevard

---

**From:** Betsy Herbst <Bherbst@arlingtonva.us>  
**Sent:** Wednesday, April 8, 2020 12:01 PM  
**To:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Cc:** Uri Arkin <Uarkin@arlingtonva.us>; Tim O'Hora <Tohora@arlingtonva.us>  
**Subject:** RE: 6407 Wilson Boulevard

Hi, Michelle,

The legal owner of the properties is 6407 Wilson Blvd LLC, which is a Virginia limited liability company. Sid Simmonds, who I believe is an accountant, is listed as the Registered Agent and the Manager/Member of the LLC. It was also mentioned to me when I called his office that he is a trustee associated with the Rouse family trust and the numerous properties that it owns. Mr. Simmonds is currently with this accounting firm:

Simmonds & Klima, Ltd.  
6045 Wilson Blvd., Suite 200  
Arlington, VA 22205-1546

Betsy

---

**From:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Sent:** Wednesday, April 08, 2020 11:34 AM  
**To:** Betsy Herbst <Bherbst@arlingtonva.us>  
**Cc:** Uri Arkin <Uarkin@arlingtonva.us>; Tim O'Hora <Tohora@arlingtonva.us>  
**Subject:** RE: 6407 Wilson Boulevard

Thank you. Do you have the name of the firm he's with?

---

**From:** Betsy Herbst <Bherbst@arlingtonva.us>  
**Sent:** Wednesday, April 8, 2020 11:07 AM  
**To:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Cc:** Uri Arkin <Uarkin@arlingtonva.us>; Tim O'Hora <Tohora@arlingtonva.us>  
**Subject:** RE: 6407 Wilson Boulevard  
**Importance:** High

Michelle,

Sid Simmonds is available to talk with Mark this Friday, April 10<sup>th</sup> at 9:30 a.m. He can be reached at 703-919-1316.

Thanks,  
Betsy

---

**From:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Sent:** Wednesday, April 08, 2020 9:28 AM  
**To:** Betsy Herbst <Bherbst@arlingtonva.us>; Uri Arkin <Uarkin@arlingtonva.us>; Tim O'Hora <Tohora@arlingtonva.us>  
**Subject:** RE: 6407 Wilson Boulevard

Thanks. Mark is interested in talking to him – and will report back to us.

Some available times:

This Friday either 9:30 am or 1:30 pm  
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Let me know if these work and also send along contact info.

---

**From:** Betsy Herbst <Bherbst@arlingtonva.us>  
**Sent:** Tuesday, April 7, 2020 3:54 PM  
**To:** Uri Arkin <Uarkin@arlingtonva.us>; Tim O'Hora <Tohora@arlingtonva.us>; Michelle Cowan <Mcowan@arlingtonva.us>  
**Subject:** FW: 6407 Wilson Boulevard  
**Importance:** High

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Betsy

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**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Sent:** Tuesday, April 07, 2020 3:48 PM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** Re: 6407 Wilson Boulevard

**EXTERNAL EMAIL**

Hi Ms. Herbst,

I am now in a position to have a private discussion with the County Manager regarding the status of the Rouse property. I know he is extremely busy with more pressing matters.

I think a maximum 15 minute conversation is all that is necessary.

Please let me know some convenient times for him.

Best wishes,

Sid

---

**From:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Sent:** Monday, March 23, 2020 1:20 PM  
**To:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** RE: 6407 Wilson Boulevard

Good afternoon, Mr. Simmonds and Mr. Stephens,

I've been asked by the County Manager's Office to try to reach out to you again. The County would possibly be interested in acquiring the site, but we would need to first obtain some information about the property, including your asking price and timing for sale of the property.

I can be reached by email or by phone at the number below.

Thank you,

Betsy Herbst

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

*Any email sent to/from Arlington County email addresses may be subject to disclosure under the Freedom of Information Act (FOIA).*

---

**From:** Betsy Herbst  
**Sent:** Thursday, March 19, 2020 3:39 PM  
**To:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Subject:** RE: 6407 Wilson Boulevard

Hello, Mr. Simmonds,

I just wanted to check back in with you. I have not heard from Mr. Stephens, but I realize that the events of the past week have interrupted everyone's normal schedule. Is there any chance that you might have a phone number that I could call him?

Betsy Herbst

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---

**From:** Betsy Herbst  
**Sent:** Wednesday, March 11, 2020 9:33 AM

**To:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>

**Subject:** RE: 6407 Wilson Boulevard

Ok. I understand. Thank you!

---

**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>

**Sent:** Wednesday, March 11, 2020 9:17 AM

**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>

**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>

**Subject:** RE: 6407 Wilson Boulevard

**EXTERNAL EMAIL**

Hi Ms. Herbst,

I know that Henry is busy with matters relating to other of our properties. Mr. Rouse left a sizeable portfolio of real estate in several counties for us to deal with. The status of those properties range from post-closing matters to warding off bargain hunters on properties that we are not marketing.

I know he will get back to you as soon as he can.

Best wishes,

Sid

Sid Simmonds  
Simmonds & Klima, Ltd.  
6045 Wilson Blvd., Suite 200  
Arlington, VA 22205-1546  
703-533-0000  
Fax: 703-533-0142

---

**From:** Betsy Herbst [<mailto:Bherbst@arlingtonva.us>]

**Sent:** Wednesday, March 11, 2020 8:26 AM

**To:** Sid Simmonds

**Subject:** RE: 6407 Wilson Boulevard

Hello, Mr. Simmonds,

I have not heard from Mr. Stephens. Do you have a phone number where I might be able to reach him?

Betsy Herbst

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

---

**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>

**Sent:** Monday, March 09, 2020 10:12 AM

**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>

**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>

**Subject:** RE: 6407 Wilson Boulevard

**EXTERNAL EMAIL**

Hi Ms. Herbst,

I am forwarding your email to the real estate consultant for the 6407 Wilson Blvd., LLC that holds title to the property. His name is Henry Stephens and he can address your questions.

Best wishes,

Sid

Sid Simmonds  
Simmonds & Klima, Ltd.  
6045 Wilson Blvd., Suite 200  
Arlington, VA 22205-1546  
703-533-0000

Fax: 703-533-0142

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**From:** Betsy Herbst [<mailto:Bherbst@arlingtonva.us>]

**Sent:** Monday, March 09, 2020 10:08 AM

**To:** Sid Simmonds

**Subject:** 6407 Wilson Boulevard

Good morning, Mr. Simmonds,

I was given your name and email address as the point of contact concerning the property at 6407 Wilson Boulevard. I work in the Arlington County Real Estate Bureau, which handles the acquisition of properties for the County, as well as other real estate matters.

I was asked to contact you to obtain further information regarding the possible sale of the property. I would appreciate it if you could please contact me at your earliest convenience. I can be reached by email or by phone.

Thank you,  
Betsy Herbst

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*Any email sent to/from Arlington County email addresses may be subject to disclosure under the Freedom of Information Act (FOIA).*

**From:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Sent:** Tuesday, April 28, 2020 3:48 PM EDT  
**To:** Ina Chandler <Ichand@arlingtonva.us>  
**Subject:** FW: 6407 Wilson Boulevard

---

**From:** Michelle Cowan  
**Sent:** Tuesday, April 7, 2020 3:55 PM  
**To:** Mark Schwartz <Mschwartz@arlingtonva.us>  
**Subject:** FW: 6407 Wilson Boulevard  
**Importance:** High

To discuss.

---

**From:** Betsy Herbst <Bherbst@arlingtonva.us>  
**Sent:** Tuesday, April 7, 2020 3:54 PM  
**To:** Uri Arkin <Uarkin@arlingtonva.us>; Tim O'Hora <Tohora@arlingtonva.us>; Michelle Cowan <Mcowan@arlingtonva.us>  
**Subject:** FW: 6407 Wilson Boulevard  
**Importance:** High

Uri, Tim and Michelle:

I just received this email from Sid Simmonds concerning the Rouse property. He would like to have a brief conversation directly with Mark.

Michelle, how do you suggest handling this?

Betsy

---

**From:** Sid Simmonds <Sid@simmondsandklima.com>  
**Sent:** Tuesday, April 07, 2020 3:48 PM  
**To:** Betsy Herbst <Bherbst@arlingtonva.us>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
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Best wishes,

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**From:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Sent:** Tuesday, April 28, 2020 3:47 PM EDT  
**To:** Ina Chandler <lchand@arlingtonva.us>  
**Subject:** FW: Febrey Lothrop Property  
**Attachment(s):** "F-L Prop Acquisition Request 3-5-19.pdf"

---

**From:** Erik Beach <Ebeach@arlingtonva.us>  
**Sent:** Thursday, March 5, 2020 11:50 AM  
**To:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Cc:** Lisa Grandle <Lgrand@arlingtonva.us>  
**Subject:** Febrey Lothrop Property

Michelle: With all of the questions coming in on the Febrey-Lothrop property, Jane, Lisa and I met this morning and thought it would be a good idea to ask REB to do some initial investigation on the property such as reach out to the realtor, see if we can walk the house/property, etc. so that we can have some basic information as questions come up. I spoke with Uri this morning and he mentioned that he was meeting with you and would bring up our request. Attached is the REB acquisition request form, it requires Jane's signature and yours. If you speak with Uri and agree, can you sign this form and give it to him at your meeting? If I didn't get this to you in time, if you sign I can come pick it up and get it to Uri later. Thanks, ERIK

*Erik Beach* ([He/Him/His](#))  
*Planning & Comprehensive Projects Studio Manager*  
*Department of Parks and Recreation*  
*2100 Clarendon Blvd., Suite 414*  
*Arlington, VA 22201*  
*703.228.3318 FAX 703.228.3328*

[ebeach@arlingtonva.us](mailto:ebeach@arlingtonva.us)

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ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES, REAL ESTATE BUREAU  
WORK REQUEST FORM FOR ACQUISITIONS, DISPOSITIONS OR PROPERTY EXCHANGES  
(Not related to Right-of-Way Requests)

Type of request:  acquisition  disposition  property exchange

Requested by: Erik Beach ext. 3318 ACG Dept.: DPR

Date of request: 3/5/2020 desired timeframe: \_\_\_\_\_

Property address: 6045/6047 Wilson Blvd, 22205 (intersection of McKinley Rd. and Wilson Blvd)

Legal description of property (if known): \_\_\_\_\_

Property RPC no(s): 12007001, 12007042 through 44, 12007031 through 12007040

Name of current property owner(s): 6407 Wilson Blvd LLC

Contact information for owner(s): 6045 WILSON BLVD #200 ARLINGTON VA22205

Owner represented by attorney/agent/broker?  yes  no  unknown if yes, name? \_\_\_\_\_

Contact information: \_\_\_\_\_

Purpose of acquisition/disposition/exchange: Parks

Is funding available?  yes  no if yes, amount? \$ \_\_\_\_\_

Funding code: fund: \_\_\_\_\_ cost center: \_\_\_\_\_ project: \_\_\_\_\_ source of funds: \_\_\_\_\_ task: \_\_\_\_\_

Estimated cost of acquisition: \$ \_\_\_\_\_

Funds available for renovations or modifications (planned or required by code): \$ \_\_\_\_\_

Current use of property: Residential

Describe any building/facilities on property: House and out buildings

Has property been inspected by Facilities Management Bureau?  yes  no if yes, report prepared?  yes  no

Describe any issues noted by inspection and provide copy of written report: \_\_\_\_\_

Describe any known/suspected environmental contamination: \_\_\_\_\_

Is the property historic or could possibly be historic?  yes  no  unknown

Indicate if documents/reports have been prepared and attach copies:  title report  ALTA property  survey  
 environmental assessment-phase I  phase II  appraisal

Other (specify): \_\_\_\_\_

List/describe any leases, subleases, licenses, or other use/occupancy of the property by tenants or others (attach copies):  
\_\_\_\_\_

Other important information: \_\_\_\_\_

Department Director's Approval to Proceed:  Date: 3/5/20

County Manager or Deputy County Manager's Approval to Proceed: \_\_\_\_\_ Date: \_\_\_\_\_

\*Complete this form and submit it to your director (or Director's designee) and the CMO for approval. After it has been approved by the CMO, submit the work order form to the Real Estate Bureau for processing.

**\*\*Please attach any reports, plats, maps, photos or other research relevant to the acquisition/disposition/exchange.**  
Note: any missing or inaccurate information may lead to delay in the completion of the project.

**From:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Sent:** Tuesday, April 28, 2020 3:47 PM EDT  
**To:** Ina Chandler <Ichand@arlingtonva.us>  
**Subject:** FW: Febrey-Lothrop Property

---

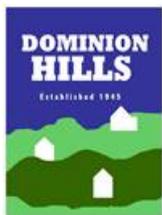
**From:** Jennifer K Smith <JKsmith@arlingtonva.us>  
**Sent:** Wednesday, March 4, 2020 1:20 PM  
**To:** Michelle Cowan <Mcowan@arlingtonva.us>; Jane Rudolph <Jrudolph@arlingtonva.us>; Erik Beach <Ebeach@arlingtonva.us>; Benjamin Aiken <baiken@arlingtonva.us>; Lisa Grandle <Lgrand@arlingtonva.us>  
**Cc:** Susan Kalish <Skalish@arlingtonva.us>; Jessica Baxter <Jebaxter@arlingtonva.us>; Roger Munter <Rmunter@arlingtonva.us>  
**Subject:** FW: Febrey-Lothrop Property

**For awareness:** Brian Hannigan contacted me following the [ArlNow article on the Febrey-Lothrop House](#) (see below). I talked with Brian via phone, and he expressed great interest in what would happen to the property, a sentiment he said was shared by many others in the adjacent neighborhood. I said I had no other information beyond what was in the article (and provided contact info for Vernon Miles and Suzanne, per his request). I expect, however, that interest in this topic/property will grow and expand with Brian -- and others.

Jennifer

---

**From:** Brian Hannigan <brianh@sda-inc.com>  
**Sent:** Wednesday, March 4, 2020 12:18 PM  
**To:** Jennifer K Smith <JKsmith@arlingtonva.us>  
**Subject:** Febrey-Lothrop Property



## DOMINION HILLS CIVIC ASSOCIATION Arlington • Virginia

Hi Jennifer,

Following up on the voice message I just left for you.

Please call my cell phone at 703-625-3433.

Please provide contact information for Vernon Miles at Arlington Now.

Also, do you have contact information for Suzanne Sundberg?

We have expected that this property would go on the market since Randy Rouse died several years ago. But I am concerned about the density question. I believe all 15 parcels in that property are zoned R-6. So I don't know where Suzanne Sundberg is getting her estimate about townhouses.

As you are probably aware, the School Board just voted to eliminate McKinley Elementary as a neighborhood school and relocate Arlington Traditional School to the McKinley site. We are concerned about the impact that residential development of the Febrey-Lothrop property would have on the remaining neighborhood schools in our area.

I have previously flagged this property for the County Manager, the Park and Recreation Commission, the Sports Commission, and Nova Parks (Paul Gilbert).

I look forward to speaking with you.

Thanks,

Brian Hannigan  
President  
Dominion Hills Civic Association  
703-625-3433

**Brian Hannigan** | Senior Vice President | **Smith Dawson & Andrews** | 1150 Connecticut Avenue NW, Suite 1025 | Washington, DC 20036  
| P [202.835.0740](tel:202.835.0740) | C [703.625.3433](tel:703.625.3433) | F [202.775.8526](tel:202.775.8526) | [brianh@sda-inc.com](mailto:brianh@sda-inc.com) |

**From:** Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Sent:** Tuesday, March 3, 2020 4:40 PM  
**To:** Mark Schwartz <[Mschwartz@arlingtonva.us](mailto:Mschwartz@arlingtonva.us)>  
**Subject:** Fwd: MEDIA INQUIRY: County Interest in the Rouse Estate?

Get [Outlook for iOS](#)

---

**From:** Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>  
**Sent:** Tuesday, March 3, 2020 4:35 PM  
**To:** Erik Beach; Lisa Grandle; Jessica Baxter; Irena Lazic  
**Cc:** Erika Moore; Michelle Cowan; Jane Rudolph  
**Subject:** RE: MEDIA INQUIRY: County Interest in the Rouse Estate?

Thanks, I got back with Vernon with info you all provided.

Jennifer

---

**From:** Erik Beach <[Ebeach@arlingtonva.us](mailto:Ebeach@arlingtonva.us)>  
**Sent:** Tuesday, March 3, 2020 2:53 PM  
**To:** Lisa Grandle <[Lgrand@arlingtonva.us](mailto:Lgrand@arlingtonva.us)>; Jessica Baxter <[Jebaxter@arlingtonva.us](mailto:Jebaxter@arlingtonva.us)>; Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>; Irena Lazic <[ilazic@arlingtonva.us](mailto:ilazic@arlingtonva.us)>  
**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>; Jane Rudolph <[Jrudolph@arlingtonva.us](mailto:Jrudolph@arlingtonva.us)>  
**Subject:** RE: MEDIA INQUIRY: County Interest in the Rouse Estate?

Irena is out of the office today, she and her team will be able to run it through the criteria tomorrow, but I can say its specifically identified under Appendix II: Land Acquisition on the Generational or Unique Opportunity map. It is location #4 "Large lot at intersection of John Marshall Drive and Lee Highway".

Generational or Unique Opportunity is defined as, "A "generational" or unique opportunity are large privately-held properties that have a significant amount of green space and/or an existing recreational facility. The intent for potentially acquiring these properties is to expand the County's public park system and to protect these spaces from redevelopment. Typically, if the property is not acquired at the point of availability, it would likely redevelop and never again be a viable opportunity. If a property is acquired from this category, then a park master plan would be developed."

---

**From:** Lisa Grandle <[Lgrand@arlingtonva.us](mailto:Lgrand@arlingtonva.us)>  
**Sent:** Tuesday, March 3, 2020 2:39 PM  
**To:** Jessica Baxter <[Jebaxter@arlingtonva.us](mailto:Jebaxter@arlingtonva.us)>; Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>; Erik Beach <[Ebeach@arlingtonva.us](mailto:Ebeach@arlingtonva.us)>; Irena Lazic <[ilazic@arlingtonva.us](mailto:ilazic@arlingtonva.us)>  
**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>; Jane Rudolph <[Jrudolph@arlingtonva.us](mailto:Jrudolph@arlingtonva.us)>  
**Subject:** Re: MEDIA INQUIRY: County Interest in the Rouse Estate?

Erik and Irena

Please share with all what the PSMP says about this property and how the criteria would be applied. Thanks.

Lisa D. Grandle  
Park Development Division Chief  
Arlington County Department of Parks and Recreation  
2100 Clarendon Boulevard, Suite #414  
Arlington, VA 22201  
W 703-228-3332 F 703-228-3328 M 571-259-4761  
Visit us: Online | Facebook | Twitter

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---

**From:** Jessica Baxter <[Jebaxter@arlingtonva.us](mailto:Jebaxter@arlingtonva.us)>  
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**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Subject:** RE: MEDIA INQUIRY: County Interest in the Rouse Estate?

From Uri: We were just made aware that the property is for sale, so it would be premature to determine if the County has any interest in acquiring the site.

---

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**Sent:** Tuesday, March 3, 2020 1:40 PM  
**To:** Lisa Grandle <[Lgrand@arlingtonva.us](mailto:Lgrand@arlingtonva.us)>  
**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>; Jessica Baxter <[Jebaxter@arlingtonva.us](mailto:Jebaxter@arlingtonva.us)>  
**Subject:** RE: MEDIA INQUIRY: County Interest in the Rouse Estate?

Lisa – do you have insight here? (and Jessica B. is checking with Real Estate folks)

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**From:** Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Sent:** Tuesday, March 3, 2020 1:29 PM  
**To:** Jessica Baxter <[Jebaxter@arlingtonva.us](mailto:Jebaxter@arlingtonva.us)>; Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>  
**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>  
**Subject:** Re: MEDIA INQUIRY: County Interest in the Rouse Estate?

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**To:** Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>  
**Subject:** RE: MEDIA INQUIRY: County Interest in the Rouse Estate?

I'm checking with Uri and Tim. I'll circle back.

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**From:** Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>  
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**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>  
**Subject:** MEDIA INQUIRY: County Interest in the Rouse Estate?  
**Importance:** High

Do you have knowledge or insight on this?

(Jessica – including you as the real estate folks may also have info?)

Many thanks, Jennifer

---

**From:** [vernonhmiles@gmail.com](mailto:vernonhmiles@gmail.com) <[vernonhmiles@gmail.com](mailto:vernonhmiles@gmail.com)> **On Behalf Of** Editor, ARLnow.com

**Sent:** Tuesday, March 3, 2020 9:39 AM

**To:** Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>

**Subject:** County Interest in the Rouse Estate?

**EXTERNAL EMAIL**

Hi Jennifer,

This is Vernon with ARLnow. I was writing up a history of the [Febrey-Lothrop House](#) (aka the Rouse estate) at the corner of Wilson Blvd and N. McKinley Street and by a weird happenstance, we got an email that the house is now being offered for sale. Someone pointed out that with so little large parcels of land available the county might be interested in purchasing it. I was wondering if you had any information on intentions towards the house or any hurdles that might dissuade the County?

- Vernon

**From:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Sent:** Tuesday, April 28, 2020 3:49 PM EDT  
**To:** Ina Chandler <Ichand@arlingtonva.us>  
**Subject:** FW: MEDIA INQUIRY: County Interest in the Rouse Estate?

---

**From:** Jennifer K Smith <JKsmith@arlingtonva.us>  
**Sent:** Tuesday, March 3, 2020 4:35 PM  
**To:** Erik Beach <Ebeach@arlingtonva.us>; Lisa Grandle <Lgrand@arlingtonva.us>; Jessica Baxter <Jebaxter@arlingtonva.us>; Irena Lazic <ilazic@arlingtonva.us>  
**Cc:** Erika Moore <ehmoore@arlingtonva.us>; Michelle Cowan <Mcowan@arlingtonva.us>; Jane Rudolph <Jrudolph@arlingtonva.us>  
**Subject:** RE: MEDIA INQUIRY: County Interest in the Rouse Estate?

Thanks, I got back with Vernon with info you all provided.

Jennifer

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Irena is out of the office today, she and her team will be able to run it through the criteria tomorrow, but I can say its specifically identified under Appendix II: Land Acquisition on the Generational or Unique Opportunity map. It is location #4 "Large lot at intersection of John Marshall Drive and Lee Highway".

Generational or Unique Opportunity is defined as, "A "generational" or unique opportunity are large privately-held properties that have a significant amount of green space and/or an existing recreational facility. The intent for potentially acquiring these properties is to expand the County's public park system and to protect these spaces from redevelopment. Typically, if the property is not acquired at the point of availability, it would likely redevelop and never again be a viable opportunity. If a property is acquired from this category, then a park master plan would be developed."

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**Cc:** Erika Moore <ehmoore@arlingtonva.us>; Michelle Cowan <Mcowan@arlingtonva.us>; Jane Rudolph <Jrudolph@arlingtonva.us>  
**Subject:** Re: MEDIA INQUIRY: County Interest in the Rouse Estate?

Erik and Irena

Please share with all what the PSMP says about this property and how the criteria would be applied. Thanks.

Lisa D. Grandle  
Park Development Division Chief  
Arlington County Department of Parks and Recreation  
2100 Clarendon Boulevard, Suite #414  
Arlington, VA 22201  
W 703-228-3332 F 703-228-3328 M 571-259-4761  
Visit us: Online | Facebook | Twitter

Any email sent to/from Arlington County email addresses may be subject to disclosure under Freedom of Information Act (FOIA) requests.

---

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**Sent:** Tuesday, March 3, 2020 2:26:06 PM  
**To:** Jennifer K Smith <JKsmith@arlingtonva.us>; Lisa Grandle <Lgrand@arlingtonva.us>  
**Cc:** Erika Moore <ehmoore@arlingtonva.us>; Michelle Cowan <Mcowan@arlingtonva.us>  
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**Subject:** MEDIA INQUIRY: County Interest in the Rouse Estate?  
**Importance:** High

Do you have knowledge or insight on this?

(Jessica – including you as the real estate folks may also have info?)

Many thanks, Jennifer

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**From:** [vernonhmiles@gmail.com](mailto:vernonhmiles@gmail.com) <[vernonhmiles@gmail.com](mailto:vernonhmiles@gmail.com)> **On Behalf Of** Editor, ARLnow.com  
**Sent:** Tuesday, March 3, 2020 9:39 AM  
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**Subject:** County Interest in the Rouse Estate?

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- Vernon

**From:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Sent:** Tuesday, March 03, 2020 4:39 PM EST  
**To:** Mark Schwartz <Mschwartz@arlingtonva.us>  
**Subject:** Fwd: MEDIA INQUIRY: County Interest in the Rouse Estate?

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**Sent:** Tuesday, March 3, 2020 4:35 PM  
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Arlington County Department of Parks and Recreation  
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- Vernon

**From:** Anne Bodine <no-reply@arlingtonva.us>  
**Sent:** Monday, April 13, 2020 9:58 AM EDT  
**To:** CountyBoard <CountyBoard@arlingtonva.us>  
**Subject:** New Open Door Monday Townhall Topic from Anne Bodine

<b>Name</b>
Anne Bodine
<b>Email</b>
<a href="mailto:annebodine@yahoo.com">annebodine@yahoo.com</a>
<b>Phone</b>
504-330-0326
<b>Discussion Topic (200 character limit)</b>
Request that the county purchase Rouse property at 6407 Wilson Blvd. as per my request to the Board at Mar 21 meeting

**From:** Catherine O'Malley <comalley@arlingtonva.us>  
**Sent:** Monday, April 13, 2020 3:56 PM EDT  
**To:** Kendra Jacobs <kjacobs@arlingtonva.us>; Mason Kushnir <mkushnir@arlingtonva.us>  
**Subject:** ODM list for tonight  
**Attachment(s):** "open-door-monday-rsvp-2020-04-10.xlsx"

*Catherine Miami O'Malley  
Aide to Libby Garvey, Chair  
Arlington County Board  
2100 Clarendon Blvd. Suite 300  
Arlington, VA 22201  
703-228-3130*

	A	B	C	D	E	F	G	H	I	J	K	L
1	Name (First)	Name (Last)	Email (Enter Email)	Phone	Discussion Topic (200 character limit)							
2												
3	<b>Nauck</b>											
4	Kristine	Fletcher	krisberin@gmail.com	703-772-7544	Nauck neighborhood crime, Vape shop shooting and zoning requirements around elementary school.							
5												
6	<b>Parked Cars</b>											
7	joann	kokindo	joannkokindo@gmail.com		What can be done about the many unregistered cars parked in driveways near me. Also container storage							
8												
9	<b>PDSP</b>											
10	Robert	Schellman	<a href="mailto:bob@rschellman.org">bob@rschellman.org</a>	707-206-5968	County uses a PDSP that is > 10 years and never updated. No forward-thinking org uses a 10 yr old p							
11												
12	<b>Lee Center Closing</b>											
13	Thomas	Sipusic	<a href="mailto:tlsipusic@hotmail.com">tlsipusic@hotmail.com</a>		Request that the Lee Senior Center not be permanently closed or that at least not closed until Lubber R							
14	Ira	Burnbaum	irabirn@netzero.net	703-533-0514	Proposed closing of Lee Senior Center							
15												
16	<b>BZA Variance</b>											
17	Stephanie	Uz	<a href="mailto:stephanie.uz@gmail.com">stephanie.uz@gmail.com</a>	703-407-5672	2016 variance to subdivide property into two substandard width lots: conditions which led to neighborho							
18												
19	<b>Property Purchase</b>											
20	Anne	Bodine	annebodine@yahoo.com	504-330-0326	Request that the county purchase Rouse property at 6407 Wilson Blvd. as per my request to the Board.							
21												
22	<b>COVID</b>											
23	Craig	Thomson	<a href="mailto:cthomson55@yahoo.com">cthomson55@yahoo.com</a>	571-839-0767	I need my case at DBH to be staffed, please.							
24	Bernard	Berne	bhberne@yahoo.com	703-243-0179	Actions for the Arlington County government to take under the authority of the County's declaration of							
25	Danielle	Werchowsky	<a href="mailto:dwerchowsk@aol.com">dwerchowsk@aol.com</a>	202-306-9900	Lack of support for those who need to isolate due to being high risk because of underlying conditions.							
26	Alice	Hogan	ALICEHOGAN2918@GMAIL.COM	703-536-2266	Housing and immediate needs of immigrant very low income residents.							
27	Sarah	Gordon	sjg916@yahoo.com	908-392-2461	Help for those working in restaurants and laid off during coronavirus, ie rent. Testing for Coronavirus f							
28	Tyeana	Granby	aniyaty.mciver@gmail.com	410-212-1588	Rent forgiveness							
29	Darren	Buck	<a href="mailto:gregario@gmail.com">gregario@gmail.com</a>	240-888-0353	Our parks are closed, but people are exercising outdoors (as is permitted under current rules). DES must							
30	Elia	Ben-Ari	eliatben@gmail.com	703-979-8885	Banning people from exercising in Arlington parks and on APS grounds is forcing people to exercise in							
31	Alyssa	Thompson	<a href="mailto:alyssa.frances@gmail.com">alyssa.frances@gmail.com</a>		What is the state of our county's pubic health staffing and ability to isolate symptomatic cases (so as to							
32	Elizabeth	Slanta	slanta@verizon.net		As a Covid19 survivor (early-on tested positive), my husband and I want to thank the Arlington Co He							
33	Benjamin	Lazarus	lazarus.benjamin@gmail.com	202-910-6390	I'm an Arlington resident and volunteer with www.endcoronavirus.org, a group of scientists/citizens pushi							
34	Barbara	Spangler	spangler1980@gmail.com		How is the VHC handling Covid-19 cases? What are their needs?							
35	Kate	Mattos	<a href="mailto:klmattos@verizon.net">klmattos@verizon.net</a>	202-255-4259	Request info re best ways in which citizens (including seniors) can support getting food to those in need							
36	Debbie	Churchman	<a href="mailto:dchurchm@yahoo.com">dchurchm@yahoo.com</a>	540-467-3455	I have a question about the food bank, and another about the libraries.							
37	David	Lusk	<a href="mailto:davidmlusk@yahoo.com">davidmlusk@yahoo.com</a>	703-597-3602	I am mostly home bound due to a knee replacement and am having trouble buying disinfectant spray an							
38	Eric	Cassel	<a href="mailto:ssiphoto@yahoo.com">ssiphoto@yahoo.com</a>		Long Bridge Park							
39	Rithi	Sridhar	rs1979@georgetown.edu	704-914-6029	Businesses that have been closed for the foreseeable future still have appliances and lights running- whic							
40												
41	<b>Just Listening</b>											
42	RE	Moore	spanish0925@yahoo.com	678-296-1234	I have no questions for the first session (April 13). I would like to listen to others' concerns.							
43	Terrance	Monroe	terrance.monroe.jr@gmail.com	617-869-5095	Just listening							
44	Thomas	Viles	tcviles1@gmail.com	202-277-8001	I would like to observe this virtual ODM, to see how it runs.							

**From:** rickepstein1@verizon.net <rickepstein1@verizon.net>

**Sent:** Wednesday, April 15, 2020 4:13 PM EDT

**To:** CountyBoard <CountyBoard@arlingtonva.us>

**CC:** jeepRecall <rickepstein1@verizon.net>

**Subject:** Potential Sale of the Rouse Estate - would like to understand the Board's position

**EXTERNAL EMAIL**

Libby, good afternoon. I hope that you are doing well and staying safe. I realize that in the midst of this pandemic, and with the County budget being urgently revised, you and the other Board members are extraordinarily busy. I appreciate everything that you and the other Board members are doing to address the pandemic under very difficult circumstances and keep our community safe.

However, because of the timing, I do want to inquire regarding one matter in particular. Since I live in the western part of Arlington, I have of course heard about the potential sale and development of the Rouse estate. I have been following the situation with this last, large remaining open space in our part of the County for many years now and am concerned about the potential for its loss to development. I have heard indirectly that the Board has made a determination to not pursue potentially acquiring this parcel even though it is my understanding that it is characterized in the recently adopted PSMP as a "once in a generation" opportunity for addition to our public spaces or in any event for use for additional County supporting space.

I don't want to rely on "hearsay" as to the Board's thinking in this regard and would appreciate better understanding the Board's position. If time permits, I would very much appreciate speaking directly with you or another Board member for five minutes in this regard by phone if that is at all feasible.

Thank you and regards,

Rick Epstein  
703-525-0588

**From:** Mark Schwartz on behalf of Mark Schwartz <Mschwartz@arlingtonva.us>

**Sent:** Tuesday, April 07, 2020 3:57 PM EDT

**To:** Michelle Cowan <Mcowan@arlingtonva.us>

**Subject:** RE: 6407 Wilson Boulevard

Just pick a time...

Mark Schwartz  
County Manager  
Arlington, Virginia  
[mschwartz@arlingtonva.us](mailto:mschwartz@arlingtonva.us)  
703.228.3414

Check out our [Public Health coronavirus webpage](https://health.arlingtonva.us/2019-novel-coronavirus-what-you-need-to-know-from-arlington-county-public-health-division-acphd/) for up-to-date announcements, guidance and a situation report <https://health.arlingtonva.us/2019-novel-coronavirus-what-you-need-to-know-from-arlington-county-public-health-division-acphd/> Any email sent to/from Arlington County email addresses may be subject to disclosure under Freedom of Information Act (FOIA) requests.

---

**From:** Michelle Cowan <Mcowan@arlingtonva.us>

**Sent:** Tuesday, April 7, 2020 3:55 PM

**To:** Mark Schwartz <Mschwartz@arlingtonva.us>

**Subject:** FW: 6407 Wilson Boulevard

**Importance:** High

To discuss.

---

**From:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>

**Sent:** Tuesday, April 7, 2020 3:54 PM

**To:** Uri Arkin <[Uarkin@arlingtonva.us](mailto:Uarkin@arlingtonva.us)>; Tim O'Hora <[Tohora@arlingtonva.us](mailto:Tohora@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>

**Subject:** FW: 6407 Wilson Boulevard

**Importance:** High

Uri, Tim and Michelle:

I just received this email from Sid Simmonds concerning the Rouse property. He would like to have a brief conversation directly with Mark.

Michelle, how do you suggest handling this?

Betsy

---

**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>

**Sent:** Tuesday, April 07, 2020 3:48 PM

**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>

**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>

**Subject:** Re: 6407 Wilson Boulevard

**EXTERNAL EMAIL**

Hi Ms. Herbst,

I am now in a position to have a private discussion with the County Manager regarding the status of the Rouse property. I know he is extremely busy with more pressing matters.

I think a maximum 15 minute conversation is all that is necessary.

Please let me know some convenient times for him.

Best wishes,

Sid

---

**From:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>

**Sent:** Monday, March 23, 2020 1:20 PM

**To:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>

**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>

**Subject:** RE: 6407 Wilson Boulevard

Good afternoon, Mr. Simmonds and Mr. Stephens,

I've been asked by the County Manager's Office to try to reach out to you again. The County would possibly be interested in acquiring the site, but we would need to first obtain some information about the property, including your asking price and timing for sale of the property.

I can be reached by email or by phone at the number below.

Thank you,

Betsy Herbst

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

*Any email sent to/from Arlington County email addresses may be subject to disclosure under the Freedom of Information Act (FOIA).*

---

**From:** Betsy Herbst  
**Sent:** Thursday, March 19, 2020 3:39 PM  
**To:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Subject:** RE: 6407 Wilson Boulevard

Hello, Mr. Simmonds,

I just wanted to check back in with you. I have not heard from Mr. Stephens, but I realize that the events of the past week have interrupted everyone's normal schedule. Is there any chance that you might have a phone number that I could call him?

Betsy Herbst

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

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---

**From:** Betsy Herbst  
**Sent:** Wednesday, March 11, 2020 9:33 AM  
**To:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Subject:** RE: 6407 Wilson Boulevard

Ok. I understand. Thank you!

---

**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Sent:** Wednesday, March 11, 2020 9:17 AM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** RE: 6407 Wilson Boulevard

**EXTERNAL EMAIL**

Hi Ms. Herbst,

I know that Henry is busy with matters relating to other of our properties. Mr. Rouse left a sizeable portfolio of real estate in several counties for us to deal with. The status of those properties range from post-closing matters to warding off bargain hunters on properties that we are not marketing.

I know he will get back to you as soon as he can.

Best wishes,

Sid

Sid Simmonds  
Simmonds & Klima, Ltd.  
6045 Wilson Blvd., Suite 200  
Arlington, VA 22205-1546  
703-533-0000  
Fax: 703-533-0142

---

**From:** Betsy Herbst [<mailto:Bherbst@arlingtonva.us>]  
**Sent:** Wednesday, March 11, 2020 8:26 AM  
**To:** Sid Simmonds  
**Subject:** RE: 6407 Wilson Boulevard

Hello, Mr. Simmonds,

I have not heard from Mr. Stephens. Do you have a phone number where I might be able to reach him?

Betsy Herbst

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

---

**From:** Sid Simmonds <[Sid@simmondsandklima.com](mailto:Sid@simmondsandklima.com)>  
**Sent:** Monday, March 09, 2020 10:12 AM  
**To:** Betsy Herbst <[Bherbst@arlingtonva.us](mailto:Bherbst@arlingtonva.us)>  
**Cc:** Henry Stephens ([henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)) <[henry.kjr.llc@gmail.com](mailto:henry.kjr.llc@gmail.com)>  
**Subject:** RE: 6407 Wilson Boulevard

**EXTERNAL EMAIL**

Hi Ms. Herbst,

I am forwarding your email to the real estate consultant for the 6407 Wilson Blvd., LLC that holds title to the property. His name is Henry Stephens and he can address your questions.

Best wishes,

Sid

Sid Simmonds  
Simmonds & Klima, Ltd.  
6045 Wilson Blvd., Suite 200  
Arlington, VA 22205-1546  
703-533-0000  
Fax: 703-533-0142

---

**From:** Betsy Herbst [<mailto:Bherbst@arlingtonva.us>]  
**Sent:** Monday, March 09, 2020 10:08 AM  
**To:** Sid Simmonds  
**Subject:** 6407 Wilson Boulevard

Good morning, Mr. Simmonds,

I was given your name and email address as the point of contact concerning the property at 6407 Wilson Boulevard. I work in the Arlington County Real Estate Bureau, which handles the acquisition of properties for the County, as well as other real estate matters. I was asked to contact you to obtain further information regarding the possible sale of the property. I would appreciate it if you could please contact me at your earliest convenience. I can be reached by email or by phone.

Thank you,  
Betsy Herbst

**BETSY M. HERBST** | Department of Environmental Services – Real Estate Bureau | 2100 Clarendon Blvd., Suite 800 Arlington, VA 22201  
[bherbst@arlingtonva.us](mailto:bherbst@arlingtonva.us) | (T) 703.228.3836 | (F) 703.228.3789

*Any email sent to/from Arlington County email addresses may be subject to disclosure under the Freedom of Information Act (FOIA).*

**From:** Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>  
**Sent:** Tuesday, March 3, 2020 4:35 PM  
**To:** Erik Beach; Lisa Grandle; Jessica Baxter; Irena Lazic  
**Cc:** Erika Moore; Michelle Cowan; Jane Rudolph  
**Subject:** RE: MEDIA INQUIRY: County Interest in the Rouse Estate?

Thanks, I got back with Vernon with info you all provided.

Jennifer

---

**From:** Erik Beach <[Ebeach@arlingtonva.us](mailto:Ebeach@arlingtonva.us)>  
**Sent:** Tuesday, March 3, 2020 2:53 PM  
**To:** Lisa Grandle <[Lgrand@arlingtonva.us](mailto:Lgrand@arlingtonva.us)>; Jessica Baxter <[Jebaxter@arlingtonva.us](mailto:Jebaxter@arlingtonva.us)>; Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>; Irena Lazic <[ilazic@arlingtonva.us](mailto:ilazic@arlingtonva.us)>  
**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>; Jane Rudolph <[Jrudolph@arlingtonva.us](mailto:Jrudolph@arlingtonva.us)>  
**Subject:** RE: MEDIA INQUIRY: County Interest in the Rouse Estate?

Irena is out of the office today, she and her team will be able to run it through the criteria tomorrow, but I can say its specifically identified under Appendix II: Land Acquisition on the Generational or Unique Opportunity map. It is location #4 "Large lot at intersection of John Marshall Drive and Lee Highway".

Generational or Unique Opportunity is defined as, "A "generational" or unique opportunity are large privately-held properties that have a significant amount of green space and/or an existing recreational facility. The intent for potentially acquiring these properties is to expand the County's public park system and to protect these spaces from redevelopment. Typically, if the property is not acquired at the point of availability, it would likely redevelop and never again be a viable opportunity. If a property is acquired from this category, then a park master plan would be developed."

---

**From:** Lisa Grandle <[Lgrand@arlingtonva.us](mailto:Lgrand@arlingtonva.us)>  
**Sent:** Tuesday, March 3, 2020 2:39 PM  
**To:** Jessica Baxter <[Jebaxter@arlingtonva.us](mailto:Jebaxter@arlingtonva.us)>; Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>; Erik Beach <[Ebeach@arlingtonva.us](mailto:Ebeach@arlingtonva.us)>; Irena Lazic <[ilazic@arlingtonva.us](mailto:ilazic@arlingtonva.us)>  
**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>; Jane Rudolph <[Jrudolph@arlingtonva.us](mailto:Jrudolph@arlingtonva.us)>  
**Subject:** Re: MEDIA INQUIRY: County Interest in the Rouse Estate?

Erik and Irena

Please share with all what the PSMP says about this property and how the criteria would be applied. Thanks.

Lisa D. Grandle  
Park Development Division Chief  
Arlington County Department of Parks and Recreation  
2100 Clarendon Boulevard, Suite #414  
Arlington, VA 22201  
W 703-228-3332 F 703-228-3328 M 571-259-4761  
Visit us: [Online](#) | [Facebook](#) | [Twitter](#)

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**From:** Jessica Baxter <[Jebaxter@arlingtonva.us](mailto:Jebaxter@arlingtonva.us)>  
**Sent:** Tuesday, March 3, 2020 2:26:06 PM  
**To:** Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>; Lisa Grandle <[Lgrand@arlingtonva.us](mailto:Lgrand@arlingtonva.us)>  
**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Subject:** RE: MEDIA INQUIRY: County Interest in the Rouse Estate?

From Uri: We were just made aware that the property is for sale, so it would be premature to determine if the County has any interest in acquiring the site.

---

**From:** Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>  
**Sent:** Tuesday, March 3, 2020 1:40 PM  
**To:** Lisa Grandle <[Lgrand@arlingtonva.us](mailto:Lgrand@arlingtonva.us)>  
**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>; Jessica Baxter <[Jebaxter@arlingtonva.us](mailto:Jebaxter@arlingtonva.us)>  
**Subject:** RE: MEDIA INQUIRY: County Interest in the Rouse Estate?

Lisa – do you have insight here? (and Jessica B. is checking with Real Estate folks)

---

**From:** Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Sent:** Tuesday, March 3, 2020 1:29 PM  
**To:** Jessica Baxter <[Jebaxter@arlingtonva.us](mailto:Jebaxter@arlingtonva.us)>; Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>  
**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>  
**Subject:** Re: MEDIA INQUIRY: County Interest in the Rouse Estate?

Lisa Grandle has a ton of background on this too as it's come up numerous times in the last ten years.

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---

**From:** Jessica Baxter <[Jebaxter@arlingtonva.us](mailto:Jebaxter@arlingtonva.us)>  
**Sent:** Tuesday, March 3, 2020 12:54:47 PM  
**To:** Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>  
**Subject:** RE: MEDIA INQUIRY: County Interest in the Rouse Estate?

I'm checking with Uri and Tim. I'll circle back.

---

**From:** Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>  
**Sent:** Tuesday, March 3, 2020 12:06 PM  
**To:** Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>; Jessica Baxter <[Jebaxter@arlingtonva.us](mailto:Jebaxter@arlingtonva.us)>  
**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>  
**Subject:** MEDIA INQUIRY: County Interest in the Rouse Estate?  
**Importance:** High

Do you have knowledge or insight on this?

(Jessica – including you as the real estate folks may also have info?)

Many thanks, Jennifer

---

**From:** [vernonhmiles@gmail.com](mailto:vernonhmiles@gmail.com) <[vernonhmiles@gmail.com](mailto:vernonhmiles@gmail.com)> **On Behalf Of** Editor, ARLnow.com  
**Sent:** Tuesday, March 3, 2020 9:39 AM  
**To:** Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>  
**Subject:** County Interest in the Rouse Estate?

**EXTERNAL EMAIL**

Hi Jennifer,

This is Vernon with ARLnow. I was writing up a history of the [Febrey-Lothrop House](#) (aka the Rouse estate) at the corner of Wilson Blvd and N. McKinley Street and by a weird happenstance, we got an email that the house is now being offered for sale. Someone pointed out that with so little large parcels of land available the county might be interested in purchasing it. I was wondering if you had any information on intentions towards the house or any hurdles that might dissuade the County?

- Vernon

From: Michelle Cowan <Mcowan@arlingtonva.us>



---

**From:** Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Sent:** Tuesday, March 3, 2020 4:40 PM  
**To:** Mark Schwartz <[Mschwartz@arlingtonva.us](mailto:Mschwartz@arlingtonva.us)>  
**Subject:** Fwd: MEDIA INQUIRY: County Interest in the Rouse Estate?

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---

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**Sent:** Tuesday, March 3, 2020 4:35 PM  
**To:** Erik Beach; Lisa Grandle; Jessica Baxter; Irena Lazic  
**Cc:** Erika Moore; Michelle Cowan; Jane Rudolph  
**Subject:** RE: MEDIA INQUIRY: County Interest in the Rouse Estate?

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Jennifer

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**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>; Jane Rudolph <[Jrudolph@arlingtonva.us](mailto:Jrudolph@arlingtonva.us)>  
**Subject:** RE: MEDIA INQUIRY: County Interest in the Rouse Estate?

Irena is out of the office today, she and her team will be able to run it through the criteria tomorrow, but I can say its specifically identified under Appendix II: Land Acquisition on the Generational or Unique Opportunity map. It is location #4 "Large lot at intersection of John Marshall Drive and Lee Highway".

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**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>; Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>; Jane Rudolph <[Jrudolph@arlingtonva.us](mailto:Jrudolph@arlingtonva.us)>  
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Erik and Irena

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Lisa D. Grandle

Park Development Division Chief  
Arlington County Department of Parks and Recreation  
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**Sent:** Tuesday, March 3, 2020 12:54:47 PM  
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**Cc:** Erika Moore <[ehmoore@arlingtonva.us](mailto:ehmoore@arlingtonva.us)>  
**Subject:** MEDIA INQUIRY: County Interest in the Rouse Estate?  
**Importance:** High

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Many thanks, Jennifer

---

**From:** [vernonhiles@gmail.com](mailto:vernonhiles@gmail.com) <[vernonhiles@gmail.com](mailto:vernonhiles@gmail.com)> **On Behalf Of** Editor, ARLnow.com

**Sent:** Tuesday, March 3, 2020 9:39 AM

**To:** Jennifer K Smith <[JKsmith@arlingtonva.us](mailto:JKsmith@arlingtonva.us)>

**Subject:** County Interest in the Rouse Estate?

**EXTERNAL EMAIL**

Hi Jennifer,

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- Vernon

**From:** Mary Curtius  
**Sent:** Tuesday, March 03, 2020 12:05 PM EST  
**To:** Editor, ARLnow.com <arlingtonnews@gmail.com>  
**Subject:** RE: County Interest in the Rouse Estate?

Hi, Vernon – hope you are well. No, I have no information about this land. I think you should definitely direct the question to the County Manager's Office. All the best, Mary

Mary

Mary F. Curtius  
Communications Manager  
Arlington County Board

---

**From:** vernonhiles@gmail.com <vernonhiles@gmail.com> **On Behalf Of** Editor, ARLnow.com  
**Sent:** Tuesday, March 3, 2020 11:45 AM  
**To:** Mary Curtius <Mcurtius@arlingtonva.us>  
**Subject:** County Interest in the Rouse Estate?

**EXTERNAL EMAIL**

Hi Mary. This is Vernon with ARLnow. I sent this to Jennifer earlier and meant to CC you but I checked and apparently I didn't.

I was writing up a history of the [Febrey-Lothrop House](#) (aka the Rouse estate) at the corner of Wilson Blvd and N. McKinley Street and by a weird happenstance, we got an email that the house is now being offered for sale. Someone pointed out that with so little large parcels of land available the county might be interested in purchasing it. I was wondering if you had any information on intentions towards the house or any hurdles that might dissuade the County?

- Vernon

**From:** Mary Curtius <Mcurtius@arlingtonva.us>

**Sent:** Tuesday, March 03, 2020 12:37 PM EST

**To:** Katie Cristol <kcristol@arlingtonva.us>

**Subject:** Re: Febrey-Lothrop House

Click on the link – this is your chance to buy me the house of my dreams!<https://www.arlingtonmagazine.com/febrey-lothrop-house-holds-rich-history/>

**From:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Sent:** Tuesday, January 02, 2018 2:39 PM EST  
**To:** John Vihstadt <Jvihstadt@arlingtonva.us>  
**CC:** Mark Schwartz <Mschwartz@arlingtonva.us>; Catherine O'Malley <comalley@arlingtonva.us>  
**Subject:** RE: Febrey-Lothrop Property; Land Acquisition  
**Attachment(s):** "DPR - Land Acquisition List - As of December 2017 update for Jvihstadt.docx"

Hi John –

Attached is our tracking sheet that goes back to 1996. The highlights in yellow are for the last ten years – we've acquired just over 19 acres in the last ten years, and you'll note that during this time period we've added four new parks, including the most recent acquisition. This has a lot of detail, but hopefully is helpful. I didn't have a map handy, but we'll work on that.

The current balance in parks / open space land acquisition funds is \$3.5 million (that's after the most recent acquisition)

Still working on the Febrey-Lothrop property question but so far in my inquiries this morning have not heard that anything's changed.

---

**From:** John Vihstadt  
**Sent:** Monday, January 1, 2018 9:58 PM  
**To:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Cc:** Mark Schwartz <Mschwartz@arlingtonva.us>; Catherine O'Malley <comalley@arlingtonva.us>  
**Subject:** Febrey-Lothrop Property; Land Acquisition

Hello Michelle:

Given Civ Fed tomorrow, I am thinking land acquisition could come up.

A—LAND ACQUISITION GENERALLY: Do we have a handy and reasonably current table charting both our land acq expenditures and acreage gained over say the last ten years? Are the parcels purchased mapped out by year, by chance? That would be a nice thing to have.

Also the current balance in this fund if you subtract for the South Ives property we have authorized to purchase?

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You noted various metrics, and then made these points:

1—"Our position at that time [i.e., 2013] was not to pursue acquisition given the proximity to other several major County-owned parks in the area (Powhatan Springs, Bon Air, Bluemont and Upton Hills), the property's price and priorities for land acquisition in other areas of the County as outlined in the 2005 Public Spaces Master Plan." This makes sense to me as well. Can you confirm whether this is still THE CM's perspective, though I suspect it is?

2—"The longtime owner (via a trust), Raymond Rouse, died in April [2017]. We do not have any current information on the trust's plans for disposition of the property, but as we hear more, we will share with the Board.

What more have you heard since May 2017? Just for our own info, can you check if the property is on the market and if so how much? (I have not been by recently to check on signage.)

Many thanks,

JEV

Sent from my iPad

As of December 31, 2017

**ATTACHMENT 1: ALL PARK LAND ACQUISITIONS SINCE 1995**

The following is an account of all park land acquisitions since 1995. In addition to acquisitions through purchase, the County has occasionally received land in fee or through transfer of development rights (as denoted by \*).

**Property Acquired per Bond Cycle**

<b>FY 1995-1996</b>		<b>TOTAL: 16.86 Acres</b>
<b>Acreage</b>	<b>Park (Address)</b>	
0.9	Douglas (1602 S. Quincy Street)	
0.5	Fort C.F. Smith (N. 24th Street)	
4.3	Fort C.F. Smith (N. 24th Street)	
0.1	Clarendon Triangle (3282 Fairfax Drive)	
0.06	Butler Holmes (2415 S. 1st Road)	
0.4	Chestnut Hills (2821 N. Harrison Street)	
10.6	Fort Bennett (N. 22nd Street)	
<b>FY 1997-1998</b>		<b>TOTAL: 9.27 Acres</b>
<b>Acreage</b>	<b>Park/Address</b>	
0.2	Lang St. Community Gardens (2811 S. Lang Street)	
0.2	Lang St. Community Gardens (2815 S. Lang Street)	
0.4	Mosaic (544 & 548 N. Pollard Street)	
0.05	Bluemont (Par. D, N. Manchester Street)	
0.4	Benjamin Banneker (6700 N. 18th Street)	
5.3	Powhatan Springs (6008, 6016 & 6022 Wilson Boulevard)	
0.12	Butler Holmes (2409 S. 1st Road)	
0.7	Mosaic Park (N. 5th Road)	
1.9	Arlington Mill CC (4975 Columbia Pike)	
<b>FY 1999-2000</b>		<b>TOTAL: 2.5 Acres</b>
<b>Acreage</b>	<b>Park/Address</b>	
1	Jennie Dean (3700 S. Four Mile Run)	
0.2	Jennie Dean (3660 S. 27th Street)	
0.9	Chestnut Hills (2711 & 2717 N. Harrison Street)	
0.2	Zachary Taylor (2631 N. Upshur Street)	
0.2	Cherry Valley (3802 & 3804 N. 17th Street)	
<b>FY 2001-2002</b>		<b>TOTAL: 6.25 Acres</b>
<b>Acreage</b>	<b>Park/Address</b>	
0.1	Cherry Valley (3808 N. 17th Street)	
0.7	Wakefield HS (4966 S. 14th Street)	
0.2	Drew (3436 S. 24th Street)	
2.45	Bluemont Park/Reevesland (400 N. Manchester Street)	
1.85	Jennie Dean (3600 Four Mile Run)	

**Property Acquired per Bond Cycle**

0.95 Oakgrove (1612 N. Quincy Street)

**FY 2003-2004 TOTAL: 21.84 Acres**

<b>Acreage</b>	<b>Park/Address</b>
21.45	Long Bridge *
0.22	Bluemont Junction (Block 3, part of lot 20 & 21)
0.17	Benjamin Banneker (6708 N. 18th Street)

**FY 2005-2006 TOTAL: 1.96 Acres**

<b>Acreage</b>	<b>Park/Address</b>
0.13	James Hunter (1230 N. Hartford Street)
0.67	Long Bridge (901 S. Clark Street)
0.5	Jennie Dean (3806 S. Four Mile Run)
0.45	Jennie Dean (2654 S. Oakland Street)
0.21	Maury (816 N. Lincoln Street)

**FY 2007-2008 TOTAL: 0 Acres**

<b>Acreage</b>	<b>Park/Address</b>
-	No Properties Acquired This Period

**FY2009-2010 TOTAL: 13.34 Acres**

<b>Acreage</b>	<b>Park/Address</b>
0.08	Drew (2400 S. Kenmore Street)
6.69	Long Bridge (Parcel 17) *
0.14	Bon Air (882 N. Lexington Street)
1.00	Henry Wright Park (Buckingham)
4.46	Long Bridge (Davis Industries) *
0.6	Mosaic (former WMATA parking lot) *
0.25	Maury (3538 Wilson Boulevard)
0.12	Mosaic (3529 5th Place North)

**FY2011-2012 TOTAL: 3.37 Acres**

<b>Acreage</b>	<b>Park/Address</b>
0.36	Fillmore (Rockwell property, lots 72-75) *
0.4	Penrose Square (2501 9th Road South) *
0.22	Drew (YMCA - N. 23rd Street Lots 9-11) *
2.39	Long Bridge (property swap w/Monument net) *

**FY2013-2014 TOTAL: 0.94 Acres**

<b>Acreage</b>	<b>Park/Address</b>
0.12	Butler Homes Park (2405 S. 1st Road)
0.21	Douglas Park (1700 S. Quincy Street)
0.61	Rosslyn (1101 Lee Highway)

**FY2015-2016 TOTAL: 1.23 Acres**

<b>Acreage</b>	<b>Park/Address</b>
0.19	Benjamin Banneker (6608 N. 18 <sup>th</sup> Street)
0.22	Lang Street Community Gardens (2822 S. Arlington Ridge Road)
0.22	Chestnut Hills Park (2827 N. Harrison Street)
0.19	Benjamin Banneker (6616 N. 18 <sup>th</sup> Street)
0.24	Chestnut Hills (2833 N. Harrison Street)
0.17	I-66 Bike Trail (HITT property donation) *

**FY2017-2018 TOTAL: 0.45 Acres**

<b>Acreage</b>	<b>Park/Address</b>
0.19	Benjamin Banneker (6600 N. 18 <sup>th</sup> Street)
0.26	New Park (905 20 <sup>th</sup> Street S. + Vacant Lot -won't close until 2/18)

TOTAL LAST 10 YEARS = 19.33 acres

Park land was acquired for the following parks (four new parks were established during the 10 years, as denoted by \*)

- 905 20<sup>th</sup> St. S.\* (New park)
- Benjamin Banneker Park
- Bon Air Park
- Butler Holmes Park
- Chestnut Hills Park
- Douglas Park
- Drew Park
- Fillmore Park
- Henry Wright Park\* (New park)
- I-66 Bike Trail
- Lang Street Community Gardens
- Long Bridge Park
- Maury Park
- Mosaic Park
- Penrose Square\* (New park)
- Rosslyn/1101 Lee Hwy\* (New park)

**From:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Sent:** Tuesday, January 02, 2018 9:05 AM EST  
**To:** John Vihstadt <Jvihstadt@arlingtonva.us>  
**CC:** Mark Schwartz <Mschwartz@arlingtonva.us>; Catherine O'Malley <comalley@arlingtonva.us>  
**Subject:** RE: Febrey-Lothrop Property; Land Acquisition

Happy New Year, John. I'm working this – will get you updates this afternoon if not sooner. Also checking on the Febrey Lothrop property but last I checked in September, there was nothing new to report, but I'll follow up.

---

**From:** John Vihstadt  
**Sent:** Monday, January 1, 2018 9:58 PM  
**To:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Cc:** Mark Schwartz <Mschwartz@arlingtonva.us>; Catherine O'Malley <comalley@arlingtonva.us>  
**Subject:** Febrey-Lothrop Property; Land Acquisition

Hello Michelle:

Given Civ Fed tomorrow, I am thinking land acquisition could come up.

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What more have you heard since May 2017? Just for our own info, can you check if the property is on the market and if so how much? (I have not been by recently to check on signage.)

Many thanks,

JEV

Sent from my iPad

**From:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Sent:** Tuesday, May 29, 2018 10:56 PM EDT  
**To:** John Vihstadt <Jvihstadt@arlingtonva.us>  
**CC:** Catherine O'Malley <comalley@arlingtonva.us>; Mark Schwartz <Mschwartz@arlingtonva.us>  
**Subject:** RE: Febrey-Lothrop Property; Land Acquisition

Will do. I just asked about this in late March and at that point, nothing had changed. No idea what the inheritors or new trustees are thinking – what a unique situation.

Michelle Cowan  
Deputy County Manager  
County Manager's Office  
Arlington County Government  
2100 Clarendon Boulevard  
(703)228-5023  
mcowan@arlingtonva.us

---

**From:** John Vihstadt  
**Sent:** Tuesday, May 29, 2018 10:43 PM  
**To:** Michelle Cowan <Mcowan@arlingtonva.us>  
**Cc:** Catherine O'Malley <comalley@arlingtonva.us>; Mark Schwartz <Mschwartz@arlingtonva.us>  
**Subject:** Fwd: Febrey-Lothrop Property; Land Acquisition

Hello Michelle—

A constituent asked me the other day about any sale/purchase news re the Febrey-Lothrop-Audrey Meadows house at Wilson Boulevard & McKinley Road (see below for our last exchange on this topic, back in February). Of course, we don't have any \$\$ to do anything with it even if it made sense to, but if you could check for any developments with appropriate staff, I'd appreciate it.

Many thanks,

JEV

Sent from my iPad

Begin forwarded message:

**From:** Michelle Cowan <[Mcowan@arlingtonva.us](mailto:Mcowan@arlingtonva.us)>  
**Date:** January 2, 2018 at 2:39:17 PM EST  
**To:** John Vihstadt <[Jvihstadt@arlingtonva.us](mailto:Jvihstadt@arlingtonva.us)>  
**Cc:** Mark Schwartz <[Mschwartz@arlingtonva.us](mailto:Mschwartz@arlingtonva.us)>, Catherine O'Malley <[comalley@arlingtonva.us](mailto:comalley@arlingtonva.us)>  
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Sent from my iPad

**From:** Tom Dickinson <tomwd3@gmail.com>  
**Sent:** Tuesday, March 17, 2020 10:09 AM EDT  
**To:** Libby Garvey <Lgarvey@arlingtonva.us>  
**Subject:** Resident Curator Program in Arlington  
**Attachment(s):** "IQFormatFile.txt"

**EXTERNAL EMAIL**

**CAUTION** : Are you expecting this attachment?

**EXTERNAL EMAIL**

**CAUTION** : Are you expecting this attachment?

Hello, Libby:

Thank you for your email of 4 March below, and your well stated position.

I want to reply specifically on the topic of establishing a **"Resident Curator Program (RCP)"** in Arlington, to oversee and manage the adaptive re-use of affordable and often historic properties in Arlington. There is a deeper inventory of such homes in Arlington that you may not be aware of, that constitute enough of a core nucleus to support creation of a Resident Curator Program. In addition, there will always be additional residential structures "coming along" that would warrant oversight under and management under and by an RCP.

Right now, perfect Arlington candidate homes supporting creation of an RCP would be:

- 1) **The John Glenn Home on N. Harrison St.**
- 2) **The Birchwood Cabin (ca. 1830) on N. 26th St**
- 3) **The Dawson Terrace home in Rosslyn Heights**
- 4) **The Ball-Sellers House in Glencarlyn (in conjunction with AHS, current owner...no purchase required)**
- 5) **The Febrey-Lothrop House at Wilson Blvd (the last remaining tract of large acreage and historic (1850) home in Arlington, likely to be lost due to larger redevelopments planned in the immediate 7 Corners area)**

[https://www.google.com/maps/@38.8734004,-](https://www.google.com/maps/@38.8734004,-77.1466378,3a,75y,13.67h,82.97t/data=!3m6!1e1!3m4!1s6wN4tACXpdS9nFZJAsOkZg!2e0!7!16384!8!8192)

[77.1466378,3a,75y,13.67h,82.97t/data=!3m6!1e1!3m4!1s6wN4tACXpdS9nFZJAsOkZg!2e0!7!16384!8!8192](https://www.google.com/maps/@38.8734004,-77.1466378,3a,75y,13.67h,82.97t/data=!3m6!1e1!3m4!1s6wN4tACXpdS9nFZJAsOkZg!2e0!7!16384!8!8192)

and up until the recent agreement with Habitat for Humanity, the Reevesland Farm, which is what motivated my previous and initial requests to the County Board to create an Arlington RCP.

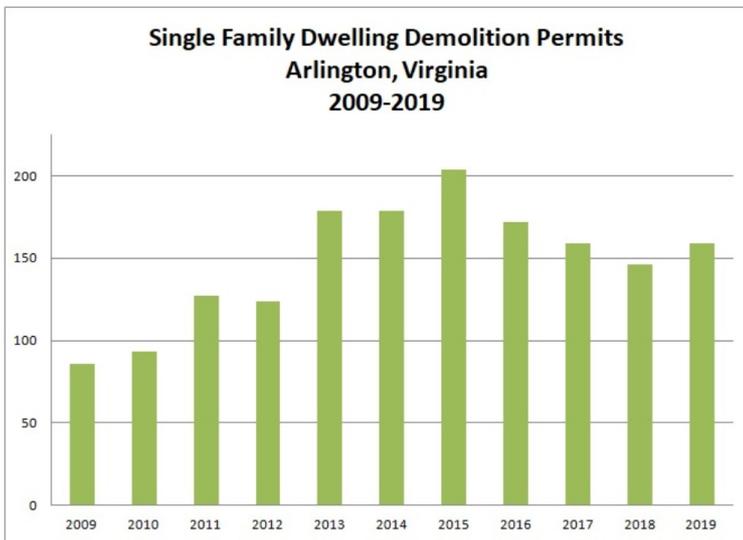
In addition, there are many other potential candidate homes/residences for inclusion under an RCP that constantly "fly under the radar" because they are demolished and disappear before any kind of vetting is done to determine appropriateness for County purchase and subsequent RCP oversight.

I have been extensively involved and connected with the Fairfax County RCP since its inception in 2015. I have met with the Director and staff on several occasions, am in regular email and phone contact, and have personally visited all 11 of the properties currently successfully working under the auspices of the Fairfax County RCP.

The beauty of the RCP is that it is a win-win-win proposition, for preserving affordable housing, preserving historic properties, and providing residential housing at no or low cost for the occupant, under typical terms of a 25 year lease at no cost to the occupant, who agrees to fund all repair and maintenance on the property in return for "free rent." (Think of how attractive this would be to someone like Christian Dorsey, given his personal and direct experiences and difficulties with the high cost of living in Arlington!)

To make this all the easier for you and the County Board, Libby, I am willing to immediately step right in and take on the creation and operation of an Arlington RCP, through a County Board appointment as a Highly Qualified Expert (HQE). You are fully aware of my 40 years of experience and expertise in historic preservation and history related matters pertinent to Arlington.

Just to highlight the ongoing, day-to-day issue of the loss of affordable housing in Arlington, I attach the following graph of demolition permits issued by the County over the last 10 years, a total of 1,627 homes destroyed and demolished...all perfectly liveable, "affordable" single family homes. **many of which** would have been ideal candidates for protection and preservation under an RCP:



Thank you again for your consideration of and interest in this matter, Libby. I am completely convinced it can be an achievable, smart, and effective answer to Arlington's perpetual challenge to preserve affordable housing and historic dwellings in the County.

Tom Dickinson

----- Forwarded message -----

From: <[annt.tomd@verizon.net](mailto:annt.tomd@verizon.net)>  
 Date: Wed, Mar 4, 2020 at 3:23 PM  
 Subject: FW: John Glenn House Plaque (Intranet Quorum IMA00404443)  
 To: Tom Dickinson <[tomwd3@gmail.com](mailto:tomwd3@gmail.com)>

---

**From:** Arlington County Board (imailgent) <[CountyBoard@arlingtonva.us](mailto:CountyBoard@arlingtonva.us)>  
**Sent:** Wednesday, March 4, 2020 1:18 PM  
**To:** [annt.tomd@verizon.net](mailto:annt.tomd@verizon.net)  
**Cc:** [comalley@arlingtonva.us](mailto:comalley@arlingtonva.us)  
**Subject:** John Glenn House Plaque (Intranet Quorum IMA00404443)

Dear Tom:

On behalf of the County Board I thank you and the members of the Arlington Historical Society, for your thoughtful Memorandum in support of our preservation efforts in areas in which you are seeking improvement. We appreciate your concerns and the County Board does generally support the overarching goals of protecting, preserving, and commemorating the historical fabric of Arlington.

While we do hate to see a historic property lost, we are limited in our ability to save individual properties outside a formally designated local historic district. I learned that we have over 12,000 historic buildings within the National Register Historic Places in Arlington, and so any sort of sale-notification system would run into logistical issues. Furthermore, even if we could be notified proactively, the National Register properties listed are not inherently protected from redevelopment. Currently we have no formal process for staff notification when a property changes hands, and any informal monitoring is generally restricted – based on staff resources – toward local historic district overlay areas.

Regarding the resident curator program, I understand this general idea was previously discussed in the context of Reevesland, but never fully studied or analyzed. The idea was dismissed at the time based on available resources. Fairfax County undertook years of study, including a multi-phased consultant's report to determine if the idea was feasible, and subsequently passed a local ordinance and hired a full-time curator. It is likely we would require just as much, or more, deliberation. I'm reminded by our staff that a successful resident curator program aims to manage a portfolio of properties, thus it is not a practical solution for preservation of a single home. At this time, the effort required to study and implement such a program is not on staff's work plan.

As you know, most single-family property redevelopment is considered "by-right" in Arlington, meaning that there is no formal role or authority exercised by the County Board in preventing demolition or construction activities. According to our staff, it appears this is the case with the proposal for 3683 N. Harrison. Brush Arbor Homes has filed for review of a Land Disturbing Activity (LDA) permit,

which is the first step prior to demolition and new construction. Notwithstanding the pending loss of the home to redevelopment, we absolutely agree that a County historic marker is warranted to honor the achievements of John Glenn, his connection to Arlington, and the history of the home. As the home is held as private property – staff would need to engage the owner in the decision even assuming the marker may be placed in the public right-of-way. This is a deliberative process, and my understanding from staff is there are several other historic markers currently being considered by staff for installation. I am asking our staff to add this location to our list to be considered for a future historic marker, as resources allow.

I hope this information is helpful. Again, I am sorry that we cannot do more at this time. I will continue to pursue ways to best accommodate and emphasize historic preservation as a companion to other land-use and development efforts underway throughout the County. Thank you for being a partner and an advocate in this area.

Sincerely,

Libby Garvey, Chair

Arlington County Board

□