



THE LYON PARK CITIZEN

NEWSLETTER OF THE LYON PARK CITIZENS ASSOCIATION

May 2026

President's Message

By Natalie U. Roy

We say goodbye to a busy and productive April that was jam packed with so many fun events, including a classical music concert at our April LPCA meeting, a huge plant sale to benefit the community center, a crowded easter egg hunt organized by our neighborhood's own energizer bunnies, Paul and Sharon Showalter, and an Earth Day annual mulching bonanza in the park spearheaded by Lyon Park Tree Steward Bill Anhut and his grounds committee team. There is always something happening in Lyon Park thanks to the generous volunteerism of community members.

May promises to be just as busy as April with one of the community's signature events, the **100th anniversary of the Lyon Park Spring Fair on May 16th**. This year's Fair will feature extra special experiences including pony rides and an animal petting area for younger participants. More information on the Fair follows inside.

On the topic of development, the next two LPCA meetings will feature updates and briefings on issues close to home. First, we intend to have in-depth presentations and updates at our June meeting, on the plethora of housing and parking bills the General Assembly passed in Richmond that impact our community.

We are also planning a major update at our May meeting, on the old Days Inn development site, now known as **2201 Arlington Boulevard, The Arva**, that has been sitting dormant for years. The approximately 2.38-acre site is in the Pershing Drive Special Land Use Study area. The site is bordered by Arlington Boulevard (east), Fairfax Drive (north), North Wayne Street (west) and the Washington-Lee Apartments (south). The applicant got approval to demolish the existing motel and construct a mixed-use building with approximately 251 dwelling units and approximately 2,900 square feet of ground floor retail, with a maximum height of eight (8) stories. We are inviting the development owner to attend the LPCA meeting to give an update. As previously mentioned, work appears to have stalled at the site, and we want to know why and what the plan is going forward.

We also are planning an information session at our May meeting on the proposal to renovate the Lyon Park playground, which is owned by the community. We have invited representatives from the playground committee to share information on concepts, timing, costs (which could exceed \$1M), and fundraising activities. This is potentially a big cross-cutting effort, and all residents are encouraged to attend and ask questions.

As I said in the beginning, there is always something happening in our wonderful community. I encourage you to come to our next meeting or to an event coming up soon. It takes a village and we have a great one!



Check inside for more pics of the 2026 egg hunt!

Upcoming Events

- 5/9** **Arlington History Fest**
10:00 a.m. to 5 p.m.
Kenmore Middle School
- 5/13** **LPCA Monthly Meeting**
7:00 p.m. Socializing;
7:30 p.m. Meeting Start
- 5/16** **Lyon Park's 100th Spring Fair**
11:00 a.m.–3:00 p.m.
- 5/21** **Lyon Park Woman's Club Potluck Lunch**
12:00 p.m.
- 6/8** **Lyon Park Blood Drive**
12:00–5:00 p.m.
- 6/28** **Lyon Park Picnic**
Save the date!

LYON PARK



100th Anniversary

SPRING FAIR

2026

Saturday, May 16th | 11 am - 3 pm

Ponies ★ Petting Zoo ★ Games ★ Prizes

Mailing Address: LPCA, P.O. Box 100191,
Arlington, VA 22210

Street Address: 414 N. Fillmore Street,
Arlington, VA 22201

EXECUTIVE COMMITTEE

President

Natalie Roy: LPCApresidentnur@gmail.com

Vice-President/Development

Anne Bodine: annebodine@yahoo.com

Vice-President/Neighborhood Conservation

Tabitha Ricketts: tabitharicketts@gmail.com

Vice-President/Programs

Matt Whitaker: mwhitaker12@verizon.net

Treasurer

Lynn Shotwell: lynnshotwell@gmail.com

Secretary/Lyon Park Historian

Elizabeth Sheehy: elizabeth.r.sheehy@gmail.com

Membership Chair

Rhodri Morgan: rhodri.morgan@gmail.com

Sergeant at Arms

Annemarie Selvitelli: astanz10@hotmail.com

Members at Large

Bess Zelle: besszelle@gmail.com

Spiro Roiniotos: spiridon@gmail.com

OTHER CONTACTS

Board of Governors (BoG):

lpccgovernors@gmail.com

LPCA Representatives to the BoG:

Ann Pitts (Vice Chairman), Elizabeth Sheehy,
Michael Kunkler, Steven Geiger, Bess Zelle

Woman's Club Representatives to the BoG

Bill Anhut, David Newman (Chairman), Paul
Showalter, Shelya White, Elizabeth Wray

LPCA Representative to Doorways

Saiful Amin: saiful.amin@gmail.com

Newsletter Editor

Elizabeth Sheehy: lyonparkeditor@gmail.com

LPCCRental Agent

Lori Cruz: LPCCRental@gmail.com

Arlington Civic Federation Reps

Laureen Daly: Iddaly12@gmail.com

Saiful Amin: saiful.amin@gmail.com

Jess Thibodeau: JessThibodeau@gmail.com

Natalie Roy: natalieuroy@gmail.com

Alt. Rep: Niels Poulsen: Poulsen.N@gmail.com

LPCA Representative to the Clarendon Alliance

Debbie Kaplan: debbiekaplandk@gmail.com

TEEN SERVICES

Fill out the form on the Teen Services page to get listed here and on the website: [www.lyonpark.org/explore/resources/teen-services]!

- **Ella Bomberger**, 18, Babysitter, Dog Walker, Mother's Helper, Plant Sitter. Red Cross Cert. Text: (571) 775-9205.
- **Zoe Bomberger**, 15, Babysitter, Dog Walker, Mother's Helper, Plant Sitter. Red Cross Cert. Text: (703) 298-3233.
- **Chiara Ciccone**, 12, Pet Sitter, Tutoring, Yard Work, Dog Walker. Text (202) 321-9964.
- **Ellie Earle**, 16, Violin/Viola Lessons or Help. Text (703) 314-5303, Email: elisabeth.caterina.earle@gmail.com.
- **Sloane Escobar**, 16, Babysitter, Dog Walker. Free most days after 3 p.m. Red Cross Cert. Text: (703) 870-1847, Email: sloane_escobar@icloud.com.
- **Harper Fern**, 15, Babysitting, Dog walker, Plant Sitter, Pet Sitter, Odd Jobs. Text (703) 623-9082.
- **Lily Fine-Albert**, 15, Pet Sitting, Babysitter, Dog Walker, Odd Jobs, Plant Sitter. CPR & Red Cross Cert. Text: (703) 856-5108, Email: lalbertfine@icloud.com.
- **Zoe Fine-Albert**, 13, Pet Sitting, Babysitter, Mother's Helper, Plant Sitter. Red Cross Cert. Text: (240) 796-6962, Email: zalbertfine@icloud.com.
- **Kate Kiriakou**, 17, Babysitter, Odd Jobs, Pet Sitter, House Sitter. Red Cross Cert. Text: (703) 587-9277, Email: kiriakoufamily23@gmail.com.
- **Max Kiriakou**, 17, Shoveling, Yard Work, Lawn Mowing and Trimming and I have my own equipment! Text: (571) 244-8982.
- **Charlie Larson**, 13, Dog-sitting (in our home), 3D printing services. Email: charlieclaylarson@icloud.com.
- **Ava McElvain**, 14, Party Entertainment (Balloon Animals, Magic Tricks, etc.) for 3-10 Year Olds. Text: (703) 615-0281.
- **Al Metwaly**, 13, Plant Sitting, Dog Walker, Pet Sitting, Mother's Helper. Call/Text: (703) 926-8555. Email: alaa2020met@gmail.com.
- **Emmy Milam**, 13, Babysitter, Dog Walker, Mother's Helper. Two years of experiece. Red Cross Cert. Text: (646) 407-6459.
- **Jauelin Nieser**, 16, Babysitter, Dog Walker, Pet Sitter. Have experience with exotic pets (lizard and hedgehog), Red Cross Cert. Call/Text: (571) 239-7408.
- **Kailee O'Meara**, 15, Babysitter, Pet Sitter, Mother's Helper. Text: (571) 536-8664.
- **Aidan Parks**, 14. Fitness Coach with Expertise in Football, Basketball, and Track. First Session is Free. (703) 582-8670.
- **Leo Pegoraro**, 14, Babysitter, Mother's Helper, Plant Sitter, Pet Sitter. Scout Certified. Text: (571) 220-6548.
- **Emma Pike**, 14, Babysitter, Mother's Helper, Plant Sitter. Red Cross Cert. Text: (571) 440-6189, Email: emmapike24@icloud.com.
- **Olivia Pike**, 16, Babysitter, Mother's Helper, Plant Sitter. Text: (703) 687-8222, Email: oliviaapikee@gmail.com.
- **Kai Rasmussen**, 16, Odd Jobs, Plant Sitter, Shoveling, Yard Work. Text: (571) 699-5579.
- **Rosalie Reilly**, 16, Dog Walker, Plant Sitter, Cat Sitter. Text: (703) 966-3598.
- **Athena Roiniotis**, 10, Pet Sitter, Tutoring, Yard Work, Dog Walker. Text: (202) 250-4206.
- **Ellsie Seward**, 17, Viola and Violin Help/Tutoring/Lessons. Text: (703) 473-5051.
- **Bella Sullivan**, 13, Babysitter, Mother's Helper. Text: (202) 486-5520, Email: irenasullivan11@gmail.com.
- **Lauren Thomas**, 18, Babysitter, Dog Walker, Mother's Helper, Plant Sitter. Red Cross Cert. Text: (571) 352-0605.
- **Morgan Thomas**, 15, Dog Walker, Plant Sitter, Pet Sitter. Text: (240) 810-4834.
- **Charlotte Walsh**, 16, Tutor up to 7th grade. Will help with Math, Science and English. (First Session Free.) Text: (571) 351-9452.
- **Josie Whitaker**, 16, Babysitter, Plant Sitter. Red Cross Cert. Text: (703) 717-1993.

Restaurant Vibes: Pho & Banh Mi Eatery Cafe

By Sophie Oberstein

An evening out with my young neighbors at Pho & Banh Mi Eatery Café was a hit. Before we even get to the food, 10-year-old Harrison and 7-year-old Brayden asked me to mention the friendly staff. April opened the Café a year and a half ago with her husband, Chris, as the primary “chef, husband, father, and worker.” The couple have three children, ages 12-22 and each family member is represented by a cartoon character on the fun mural featured on one of the restaurant’s walls. Presumably because of his role as parent, Chris was extremely accommodating to Harrison and Brayden’s special requests (He asked repeatedly, ‘Are you sure you only want plain shrimp on a plain taco shell’ for Harrison. We were.)

Surprisingly, the winning dish of the evening was neither the Pho nor the Banh Mi for which the restaurant is named. The birria soft taco was awarded “15 out of 10 points” by my companions (“The meat has lots of juice” reported Brayden). Of course, we tried both of the namesake dishes, with chicken and with shrimp. For anyone unfamiliar, Pho (pronounced “fuh” (rhymes with “duh”) is a Vietnamese noodle soup whose signature broth is simmered for hours and is the heart of the dish. It’s definitely a distinct flavor, which some people will appreciate and others less so (hence the request for shrimps in a taco shell). Banh Mi (“bon me”) is a sandwich on a light airy baguette (interestingly, AI informed me the origin of using a baguette is the French Colonial period of Vietnamese history) filled with seasoned meat, pickled daikon, carrot, cucumber, cilantro, etc. It’s considered one of the great street foods of the world. The flavor of the banh mi was delicious. Just watch out for some very spicy peppers (or ask for them to be omitted)!

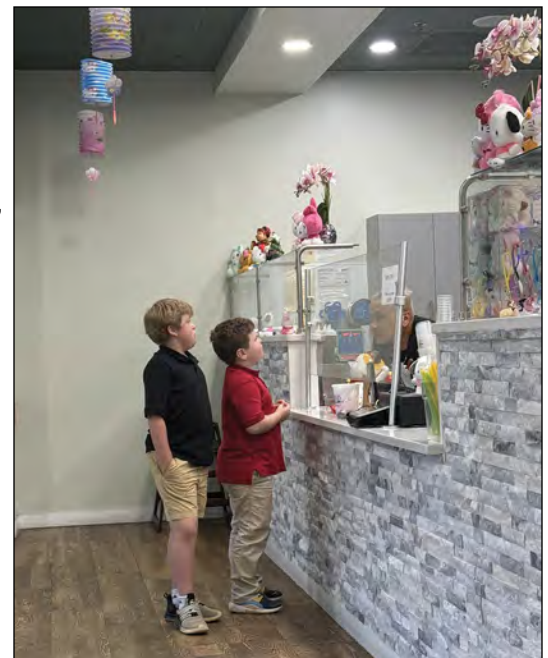
The menu also features poke bowls and drinks. Lots of drinks – Milk teas, fruit teas, smoothies, slushes, and fresh fruit lemonade, all with about a dozen options for toppings (from honey boba to mango star jelly or Oreo). We tried the brown sugar milk tea, strawberry slushies, and strawberry lemonade (“If you like a sour/sweet combination that’s mostly sweet, then you’ll love this,” says Harrison). The boys intend to return for refreshing, delicious slushies as the weather heats up.

Chris used to sell healthy and vegetarian foods from a food truck in Clarendon. When the location for a restaurant became available, they took the opportunity to open a business here right away. The couple live in Woodbridge and drive the two hours round-trip each day because this is a great neighborhood and a great location. The Eatery employs 3 additional cooks and about 6 cashiers.

Give Pho & Banh Mi Eatery Café a try. And, if you mention you read about it here, the owners will give you 20% off.

Pho & Banh Mi Eatery Cafe (3000 Washington Blvd): Hours of operation 11 a.m. – 8 p.m. Monday–Saturday, 11 a.m. – 7 p.m. Sunday. Phone number: 703–489–8212.

Visit <https://eaterycafeva.com> for additional information.



Another Successful Plant Sale!

By Susan Bell

No one seems to be certain how long the Lyon Park Plant Sale has been going on, but this year's sale was lots of fun for everyone involved. Thanks to the generous donations of many neighbors in Lyon Park and Ashton Heights, we had several hundred plants to offer for every garden! Without these donations, there is no sale, and the best part is that many of the donated plants were initially bought at an earlier Plant Sale, succeeded in someone's garden and were divided to share the bounty. We had many new donors this year, which added variety to the offerings. The very popular "Dig-Your-Own" from the native plant gardens around the Community Center was busy throughout the sale and will share the success of these gardens in gardens around the community.



The sale would not be possible without the help of many to set up, arrange, label, sell and take down the tent and tables. We're very appreciative of all the help, especially with the tent! Thanks to all who came out!

Musical Extravaganza at the LPCC

By David Newman

It was Tuesday, March 24, 2026, exactly 68 years after Elvis Presley was inducted into the US Army, that five women, including four principal players from the Kennedy Center Opera House Orchestra and a guest artist, performed at the Lyon Park Community Center in the "Music by Women in honor of Women's History Month" concert. For 90 minutes, a full-house audience was transported, by flute, harp, violin, and cello, to a world where everything was beautiful. The LPCC Board of Governors worked with long-time neighbor, friend, and LPCC supporter, Susan Robinson, the harpist, to bring the performance to the community, but it was the Musical Performance Trust Fund and the American Federation of Musicians Local 161-710, which made it possible for the concert to be offered free of charge. The concert was a reminder of how important it is to support the musicians who perform at the Kennedy Center, including the Kennedy Center Opera House Orchestra, the Washington National Opera, the National Symphony Orchestra.

The LPCC Board of Governors is committed to bringing more music to the LPCC and welcomes your suggestions, which may be submitted to LPCCGovernors@gmail.com and David.S.Newman@hotmail.com.



Please note: Paid advertisements in the Lyon Park Bulletin do not reflect any official position of the LPCA.



Check out some of our work in Lyon Park on N. Fillmore Street (above) and 4th Street North (right)



NEW HOMES
ADDITIONS
RENOVATIONS

info@eq-builds.com

703-868-1184

eq-builds.com

@eq_builds

R & M Cleaning Services

We are licensed and insured!

- *RELIABLE
- *EXPERIENCED
- *GOOD REFERENCES
- *FLEXIBLE SCHEDULING
- *REASONABLE RATES



WE BRING OUR OWN EQUIPMENT

*Free-in-home Estimate
Weekly/Bi-weekly/Monthly Or Occasional
Move-in or Move-out*

**Call Maryen or Raul at
571-243-2144**

Lyon Park Woman's Club

Next meeting: May 21st at noon

The Woman's Club is for everyone, women and men. We meet the third Thursday of the month at noon at the community center for a delicious potluck lunch. We have a great time socializing but we also contribute to the community, such as volunteering for the Chili Dinner, the Spring Fair, the Pancake Breakfast, and the Halloween Bonfire. For more info, contact Elizabeth Wray at ejswray@yahoo.com

coupardarchitects.com
703.533.3210



ADDITIONS | RENOVATIONS | NEW HOMES

HELP THE GREAT BARRIER REEF!

BINGO NIGHT

05.17.2026 – LYON PARK COMMUNITY CENTER

EVENT ACTIVITY

- 5\$ Entry Fee and 1st bingo card
- 2\$ per bingo card

EVENT TIMING

- Sunday May 17th 2026
- Doors open at 4:15

STARTS	4:30pm
ENDS	6:00pm

All profits will be donated to the great Barrier Reef Foundation
Snacks will be sold for 2\$ And drinks will be sold for 2\$

We are happy to share that on Sunday, May 17th from 4:30-6:00, we will be holding a bingo fundraiser at the Lyon Park Community Center. There will be a 5\$ entry fee which also includes your first bingo board; additional boards will be available for 2\$. This bingo night fundraiser is for our eighth-grade community project, and all profits will go towards the Great Barrier Reef Foundation.

The Great Barrier Reef Foundation is rebuilding and protecting the Great Barrier Reef which is at extreme risk of bleaching. Bleaching is when corals lose color because of stress on their environment, in this case it's because of rising ocean temperatures. Thousands of species rely on the coral to survive, so without it, an entire ecosystem may be destroyed. This is important to us – because growing up, we were all fascinated with the ocean and sea creatures and now we will do anything in our power to help save them.

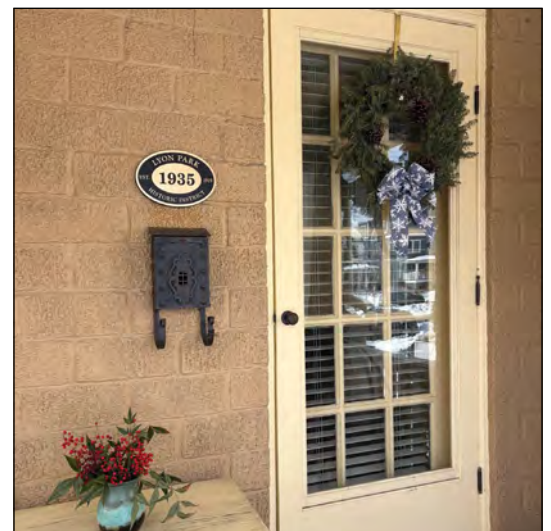
Win fun prizes; buy delicious snacks and support a great cause while doing it! All ages are welcome. We will see you there on Sunday, May 17th at 4:15pm!

Order a Historical Lyon Park House Plaque (scan this QR code):



- **Cost:**
\$275–\$286 for each 7"x5" Bronze Plaque, which includes shipping
 - » \$286 by PayPal: @payLPCC (covers the transaction fee)
 - » \$275 by check: make payable to Lyon Park Community Center
 - » Send application to:
Lyon Park Community Center
PO Box 100191, Arlington, VA 22210

- **Questions:**
Contact lyonparkhistory@gmail.com



Lyon Park Playground Renovation

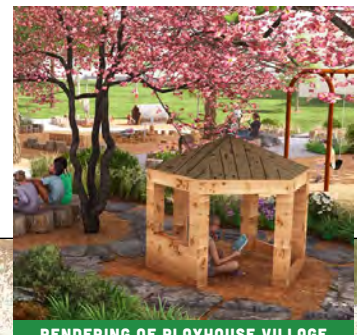
By David Newman

Have you been to the playground at Lyon Park after a good rain? The high tide stems from a stream running under the park. Years ago there was a pond in the park! Recognizing that our playground is well-loved and well-used, but aging, a Playground Committee, under the auspices of the Lyon Park Community Center's Board of Governors and the Lyon Park Citizens Association, is working on a plan to address the water issues, add child-and environment-friendly play surfaces, and upgrade the aging playground equipment and picnic areas.

The Committee's work is led by our neighbor Mark Ilich. New committee members are still welcome, as the Committee continues to seek community input and begin fundraising. Fundamental principles of this project include: (1) we want to protect our tree canopy, (2) any new gardens must be low maintenance, focusing on resilient native plants, (3) we want to protect open areas of the park, as much as possible, (4) we want community input, but there will be a cutoff, allowing plans to move forward; (5) funding will come from donations or perhaps some small grants; and (6) no phase of work will begin until we have funds to cover the cost. For more information about the project, check out our website at <https://lyonpark.org/explore/parks-green-spaces/lyon-park-playground-renovation/>. You also can look for information tables at some Lyon Park community events, watch for future articles in the Lyon Park and Ashton Heights newsletters, and keep an eye on the LP and AH community list servs. To get involved, send an email to Mark Ilich at milich@mkdevelopmentllc.com. You also can contact the Lyon Park Board of Governors at LPCCGovernors@gmail.com, if you have questions.

If you were not able to visit the playground renovation informational tent at the egg hunt, you will have at least two more opportunities to learn about the plans.

- Representatives of the Playground Committee will present at the LPCA meeting on Wednesday 5/13 at 7:00 pm.
- An informational tent and people who can answer your questions will also be in Lyon Park during the Spring Fair on Saturday, May 16th.



Passover at the Lyon Park Community Center

By David Newman

Passover, a Jewish holiday, begins with a "Seder" in which participants eat a communal meal while telling the story of the Exodus of the Israelites from slavery in Egypt (arguably around 1300 BCE). This year, the communities of Lyon Park and Ashton Heights, and their guests, were invited to a potluck seder at the Lyon Park Community Center - and they came! There was a great turnout, around 45 people, and the sharing of food, camaraderie, ideas, and music made it an evening to remember -and perhaps, to repeat, as a community, in the coming years.

The holiday calls for Jews to imagine being among those who fled slavery in Egypt and journeying to the Holy Land, tasting the bitterness of slavery (by eating bitter herbs and dipping greens in salt water) and contemplating how it feels to be oppressed. For 8 days, Jews eat unleavened bread ("matzah") to remember that their ancestors had to escape quickly before they could wait for their dough to rise.

This year's neighborhood gathering was a joyous and delicious celebration, but also a solemn reminder of the oppression in our world and our responsibility to continue to fight for justice for all.



HISTORYFEST

MAY 9 10:00 AM – 5:00 PM
Kenmore Middle School
200 S. Carlin Springs Road

Discover Arlington's role in Our Nation's History

- The State's VA250 Mobile Museum
- 40+ Local Organizations Sharing Their County History
- Historical Reenactors
- Musical Performances, Children's Activities, Food Vendors, and MORE!



*Brought to you by the
Arlington Historical Society*

SAVE THE DATE!

Lyon Park Picnic
June 28, 2026
Events all day!
More info to come!

AMERICA



SAMSON
PROPERTIES

Paige Kellogg

The market is changing—call me for a predictive analysis strategy!

47 Langston Blvd., Suite A
Arlington, VA 22207
Cell: 703-598-2785
571-677-2566
homepaige4u@gmail.com
paigekelloggrealtor.com
Licensed in Virginia



LET'S MAKE YOUR HOME

AMAZING



DESIGN + BUILD



**RESIDENTIAL
ARCHITECTURAL
REMODELING**

**TRIVISTAUSA.COM
703.243.3171**



GET YOUR WEEKENDS BACK

LAWN MOWING & TURF CARE • LEAF REMOVAL • LEAF VACUUM SERVICE •
GENERAL CLEANUP • WEEDING BEDS • EDGE & MULCH • TRIMMING SHRUBS •
GUTTER CLEANING • DRAINAGE & GRADING • SODDING & OTHER WORK
FULL SERVICE PROPERTY MAINTENANCE, LOCAL FAMILY OWNED



2880 Hartland Road
Falls Church VA, 22043

703.204.2826

WWW.PAULSBESTLAWN.COM

Should Lyon Park Host a Community Yard Sale in September?

Lyon Park has a history of hosting a community yard sale in early September, sometimes with tables both inside and outside the building. For many neighbors, it was a fun and convenient way to clear out unneeded things in their home, while helping others by selling those items at great prices. For others, it was an affordable way to ensure kids had what they needed for the new school year and to help fill household needs. We didn't have a yard sale last year, because we didn't have volunteers to run it. Are you willing to work with other neighbors to ensure we can hold one this year? Please let David Newman know by email to LPCCGovernors@gmail.com.



The Pets of Lyon Park

By Alex Peters

Although Lyon Park is home to a vast multitude of pets, a bunny is a pretty rare sight. But, the Rosenbaums and their bunny will definitely make you wish there were more in the neighborhood. Fifi Genevieve Vera Rosenbaum, as named by her human parents, lives a pretty pampered life, in her custom built enclosure. However, she only costs about 40 dollars a month to take care of. Adopted in January 2025 from the Montgomery County Animal Shelter, Fifi warmed up in a matter of days to her new family, including their two dogs, Finley and Addi (pictured). Originally enclosed in a small area, Fifi now basically has free rein over the house. Loved by her whole family (and a lot of her neighbors), Fifi is definitely one of Lyon Park's most unique pets.



Bird Walk on 5/17



Join a free bird walk at the Columbia Gardens Cemetery at 8:00 a.m. on Sunday, May 17. The walk will start from the cemetery office and end there with refreshments being served. The 40-acre property hosts almost 100 different kinds of birds and May is when colorful migrating birds will be moving through. The walk will be led by Arlington birdwatchers Carol Mullen and Libby Lyons. Please bring binoculars if you can—we will have some extras. Please consider downloading the free Merlin app from Cornell University before the walk (<https://merlin.allaboutbirds.org>). It has pictures of local birds

and can identify which birds are singing! If you have questions, please contact Libby at LibbyLyons99@gmail.com.



Learn more about our our multi-specialty practice, including two Immediate Care locations:

mypmahealth.com



Having PMA Immediate Care right in the neighborhood is such a relief. It doesn't feel like an urgent care mill; it feels like primary care.

-Elizabeth S. Patient at PMA Immediate Care



Same-Day Care for Sprains, Fevers, and More



A Primary Care Approach



Right Here in Lyon Park.



IMMEDIATECARE
by PMA HEALTH

Open 7 Days a Week • Walk In Today • Falls Church & Arlington

Lyon Park residents and residence owners are eligible for **membership in the LPCA**. Memberships run from October 1st to September 30th of each year. Only members can vote at LPCA meetings. If you have any questions, please email lyonparkpresident@gmail.com

MEMBERSHIP DUES:

1 YEAR: \$10 | 2 YEARS: \$20
LIFETIME: \$250

Fill out the form on our website to join!
www.lyonpark.org/connect/join-lpca-volunteer

Let us help you build, accumulate, and distribute wealth to the next generation.

We offer independent, fiduciary-based advice.

- Goals Based Financial Planning
- Legacy/Estate Planning
- Portfolio Analysis
- Sudden Job Change

4075 Wilson Blvd., Arlington, VA 22203 | (703) 996-4002 | www.campuspw.com



William P. Milby CFP

Founder & Chief Investment Officer
bill.milby@campuspw.com

Jason Lindner CPFA

Co-founder & Chief Operating Officer
jason.lindner@campuspw.com

Julia Madden

Director of Client Services
julia.madden@campuspw.com

Spring FLING

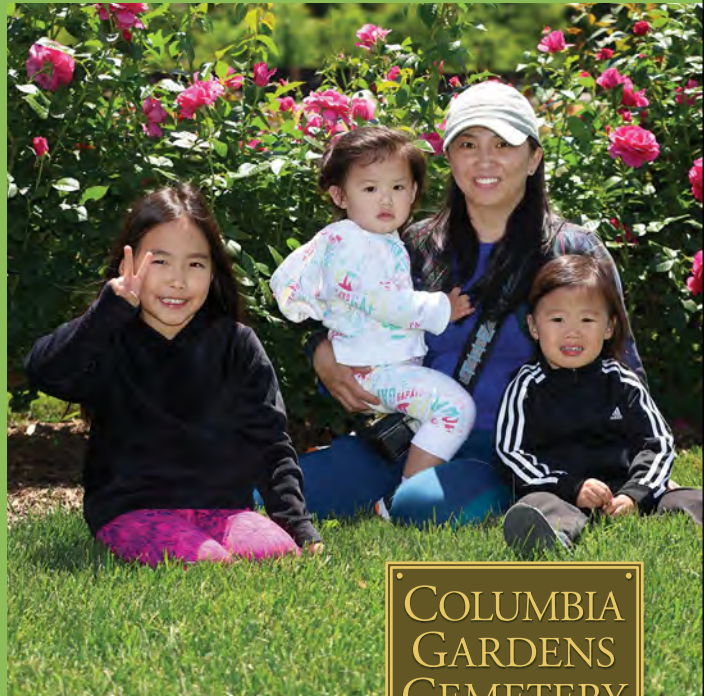
Saturday, May 9 | 12:00 - 3:00 pm
Columbia Gardens Cemetery Grounds

An afternoon of fun activities for
children and adults:

- Paint a rock for a Mother's Day gift
- Put on a beekeeper suit and visit our hives
- Learn rose growing tips
- Get advice for planting trees and shrubs
- Play cornhole
- Refreshments served



columbiagardenscemetery.org
3411 Arlington Boulevard • Arlington, VA 22201 • 703.527.1235



COLUMBIA
GARDENS
CEMETERY

ESTABLISHED 1917

Still the #1 Remodeling Contractor in Arlington

Pulling more permits in Arlington than any other contractor



Specializing in Arlington Homes

GET A FREE QUOTE TODAY
703-536-0900 | CookBros.org

Interested in contributing to the newsletter? We are looking for articles (350–400 words) about local spots, highlighting the vibe and food options to encourage readers to try something new. Contact lyonparkeditor@gmail.com to offer a submission. Please note: the newsletter deadline for the June newsletter is 5/15.

An Egg-citing Egg Hunt!

By Paul Showalter

The 2026 Spring Egg Hunt was an incredible success thanks in part to all of our attendees as well as our amazing volunteers.

We had lots of candy...and more than 3,500 plastic eggs. What does that mean? Another fabulous Spring egg hunt in Lyon Park. Numerous volunteers spent hours stuffing candy into those little plastic eggs the weekend before the event.

The weather on Saturday was better than we could have planned. Lyon Park was full of kids (and parents) having fun (and collecting thousands of eggs in a hurry). We hope you were able to join us. If you watch the videos of the event posted online, you will laugh. The kids are excited and hilarious. We had a large number of kids find Lucky Eggs. They turned them in for special Peeps® prizes and lots of smiles.

When our Giant Bunny made his appearance, everyone went wild. It was a great addition to our event, and a fabulous photo op. Thanks to Neel Vaidya from Troy's for being such a trooper.

Thank you to my amazing team of volunteers (young and "slightly" older)...without you, the event would not have been possible. Your hard work made it a successful event.

These types of events make Lyon Park special and a true asset for our community. Please step up and get involved in our next big event, the 100th Lyon Park Spring Fair.



Arlington Development Update

By Anne Bodine

Governor Spanberger on April 13 submitted amendments to the Virginia House and Senate for a controversial “Faith in Housing bill” that would allow faith based and 501(c)3-based tax-exempt organizations who own property to gain significant new value from properties if they choose to develop them for new mixed use housing projects.

Many of the properties are in low-residential areas of commercial zones that do not allow much beyond low residential or low-commercial density, which often tops out at 3 stores and about 10 units of housing per acre. Arlington nonetheless has done approximately 6 church/non-profit conversions in the past 15 years, providing additional density for affordable housing. These were not done “by-right”; they involved extensive community and County Board inputs. The new bills if passed, will allow the mixed-use projects in residential and low-density commercial areas by-right, as was done for “expanded housing options” or EHO in 2023, removing the community/county board reviews of new permits.



There are preconditions:

- The property must have been owned by the non-profit for at least 5 years,
- 60% of the rental units must be available to household making 80% of AMI (\$123,750 for a family of four);
- 60% of the ownership units must be available to households making 120% of AMI (\$196,680 for a family of four);
- The affordable units must remain affordable at those levels for 30 years.

While there are additional conditions for properties in a revitalization zone or historic district, the basic allowance for these “mixed-use” projects (also allowing for day cares/cafes/ancillary uses) is for up to 20 units of housing per acre (u/a) at heights of 45’. (The current height limits in low density residential zones such as much of Lyon Park is 35’.) Richmond legislators are jockeying over amendments, including one that would limit the House/Senate versions of the bill that propose allowing any building within 500’ of such a proposed development to “confer” its height or density upon that new project, also “by-right.” We probably won’t know outcomes until late April. LPCA will briefly touch on this topic at its May meeting, but in-depth discussion will occur at the June LPCA meeting, so please join us. We will also discuss in June other new zoning laws that will affect requirements for onsite parking for single family and multifamily home development.

We Love to Hear From You!

Have a comment/question/concern? Send it our way to lyonparkeditor@gmail.com!

Dear Editor:

I enjoyed Gary Putnam’s April 2026 review of the Lyon Park Chili Cookoff. Lately the news has been terrible, and some comic relief is a blessing. Please let Gary know his writing is appreciated.

Thank You,
Jerry C.

Rent the Lyon Park Community Center for your Next Event!

414 N. Fillmore Street, Arlington, VA 22201

Check availability and submit a reservation form at <https://lyonpark.info> or contact Lori Cruz at LPCCRental@gmail.com for additional information.

Read the newsletter online

The Lyon Park Citizen is available online on the first of the month. <https://lyonpark.org/explore/resources/lyon-park-newsletters/>

Put our energy to work for you!

Our team is committed to getting every client to the finish line with a smile on their face.



Jackie Steven
homes@bicyclingrealty.com
BRG Director of Operations

Zeb Khan
okhan1786@gmail.com
Licensed in VA

Natalie Roy
natalieuroy@gmail.com
Licensed in VA, DC and MD

Stephanie Jennings
Stephaniej615@gmail.com
Licensed in VA

Karen Grunstra Lam
karengrunstra@gmail.com
Licensed in VA

Manik Ratan Roy
Nik.r.roy@gmail.com
Licensed in VA

Bicycling Realty Group

www.bicyclingrealty.com | 703-819-4915



kw METROCENTER
KELLERWILLIAMS REALTY

KW Metro Center
2111 Wilson Boulevard, #1050
Arlington VA, 22201
703-224-6000



Each Keller Williams Office is independently owned and operated.

