



Arlington County Civic Federation

The Civic Voice

The Newsletter of the Arlington County Civic Federation
October 2026 | Volume 111 | Number 02

President's Message

I would like to begin by thanking everyone who joined us for our annual picnic. Despite the drizzle, we enjoyed a strong turnout and a wonderful afternoon of fellowship and community spirit. A little wet weather didn't dampen our enthusiasm for the community, and it was fun to welcome the birthday party's face painter under our pavilion. Maybe face painting should be a fixture for future picnics!

Last month's General Membership Meeting also drew an excellent crowd for our Candidates Forum. Thank you to all who attended and to the candidates who took the time to share their perspectives on issues important to our community. For those who were unable to attend, or who would like to revisit the discussion, a recording and photos are available on our web page at civfed.org. Early voting is now underway and participation in local elections is one of the most important ways we can help shape the future of our County, schools, and neighborhoods.

The Candidates Forum did not include discussion of the county bond questions that will appear on the ballot, and we recognize that many residents are seeking additional information on those measures. To help answer questions, we will have a representative available in the lobby during check-in for this month's meeting who can provide information on the County bond issues.

Our program this month promises to be both timely and informative and will feature discussions focusing on topics that affect every resident.

- We will begin with Assistant County Manager for Climate Policy Jennifer Fioretti talking about development of the County's Climate Action Plan. See article with details.
- We will then have a brief presentation by Nachi Yellapragada from EcoAction about their offer for EcoAmbassadors to present these [programs](#) at civic association meetings.
- Our second panel will focus on Community Policing & Engagement, see article with details.
- Police Chief Andy Penn will join us for one of his regular updates. We've asked the chief to address voter safety, a theme covered at a recent [town meeting](#) hosted by the Commonwealth's Attorney and County's Director of Elections. Also see article on upcoming October 14 presentation.

As always, thank you for your continued support of CivFed and the many civic and community organizations that make our County such a special place to live. Together, we

continue to build a stronger community, one informed conversation and one act of service at a time. I look forward to seeing you at this month's meeting.

Sincerely,

Nick Giacobbe
President, Arlington County Civic Federation

October General Membership Meeting Meeting Agenda

- 7:00 - 7:10 Open and [September minutes](#) approval
- 7:10 – 7:40 Jennifer Fioretti on Arlington’s Climate Action Plan
- 7:40 – 7:45 EcoAction Presentation by EcoAmbassador Nachi Yellapragada
- 7:45 – 8:30 Community Policing & Engagement Panel
- 8:30 - 8:45 Police Chief Andy Penn
- 8:45 - 9:00 Other business and adjourn

Date: Tuesday, October 13th 2026 @ 7:00 PM

Invitation: Delegates, Alternate Delegates, others associated with member organizations, and the public are invited to attend this meeting.

Delegates: All requests for delegate swaps with alternates must be submitted to the secretary@civfed.org by **Sunday October 11th** at 12 noon. No exceptions.

Options for attending the meeting:

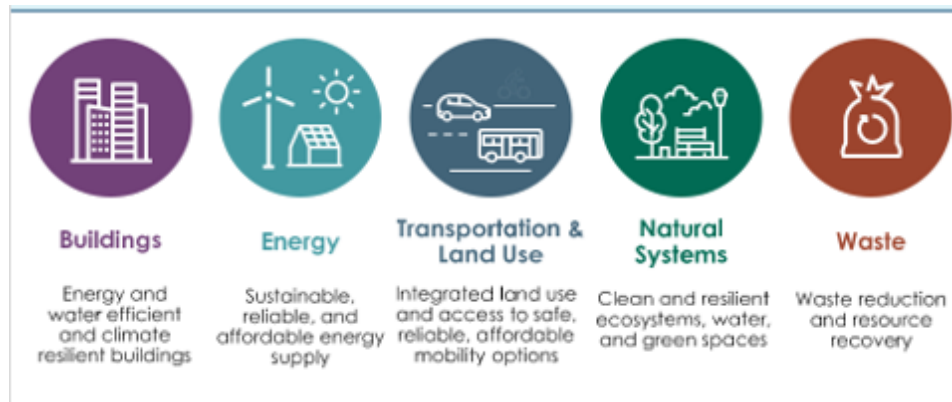
1. **In-Person (Delegates, Other Guests):** No registration is needed to attend in-person. See parking instructions below in this newsletter.
2. **Facebook Live (Other Guests):** No registration is needed to watch the live stream which can be found on the [ArlCivFed Facebook page](#).
3. **Zoom (Delegates):** Registration is required ([link](#)) by Monday, October 12th at 12 noon. After registering, you will receive a confirmation email containing information about joining the meeting. The Zoom passcode is 123456, but if you use the links provided after you register you will not have to enter it.

Developing a Climate Action Plan “Arlington Climate Together”

Submitted by Mary Glass, Chair, Environmental Affairs Committee
environmental.affairs.chair@civfed.org

At CivFed's October General Membership meeting, we are hosting a discussion on the County’s Climate Action Plan (CAP) that is currently under development. Jennifer Fioretti, Assistant County Manager for Climate Policy, will present information on how our climate is changing, how it is already impacting us, and how her office is working to prepare a strategic plan with actions that will make our community more resilient. Richard Dooley, Director of Climate Policy, who gave us an overview of the work at the June meeting, will be supporting her in responding to participants’ questions. The work is now in the early stages when your questions on potential future climate impacts, and opinions on future policies and actions are welcomed and valuable. There will be an extended Question and Answer time provided.

The preliminary Action Categories used to group actions are shown below, however cross-cutting issues will be systematically addressed. **The County is appealing to Arlington residents to contribute ideas for policies and actions in these categories as soon as possible.**



There will be many engagements over the next year. For an overview of the planning documents and timeline, and updates on events go to the Arlington County website at <https://www.arlingtonva.us/Government/Departments/CMO/Climate-Action-Plan>. At the bottom of that page, you can sign up to receive updates on the planning as it moves forward.

A Climate Action Plan Advisory Group (CAPAG) has been established to advise on the CAP. ACCF will be represented in the CAPAG by Mary Glass, Chair, Environmental Affairs Committee. She welcomes your comments at environmental.affairs.chair@civfed.org

Panel on Community Policing and Engagement: Addressing Ongoing Neighborhood Challenges

Submitted by Mike McMenamin Chair, public.safety.sc.chair@civfed.org

Please join us for a meaningful conversation led by Arlington County Police Deputy Chief David Giroux, who will discuss effective, collaborative strategies to confront the chronic neighborhood issues our community faces. Our discussions will address pressing matters, such as specific locations struggling with loitering associated with drug activity, the challenges we face with homelessness, and the alarming rise in e-bike accidents.

We are excited to welcome representatives from the Parks Department, Human Services, and a local civic organization to enhance our dialogue. Civic Federation attendees, whether in person or joining via Zoom, will have an opportunity to ask questions and share insights on community engagement efforts and the issues affecting your neighborhoods. Your voice matters—be part of the solution!

National Coffee with a Cop Day – October 7, 2026

Submitted by Michael McMenamin, Chair, Public Safety, public.safety.sc.chair@civfed.org

The Arlington County Police Department will participate in National Coffee with a Cop Day on Wednesday, October 7, offering residents an informal opportunity to meet Arlington police officers, ask questions, and discuss public safety and community concerns.

Coffee with a Cop has no agenda or speeches — it is simply a chance for residents and officers to talk and get to know one another.

ACPD will hold two events on October 7:

- Starbucks – Clarendon, 2690 Clarendon Blvd., 9:00–10:30 a.m.
- Starbucks – Penrose, 2413 Columbia Pike, 11:30 a.m.–1:00 p.m.

As CivFed continues to recognize and support the public safety personnel who serve Arlington, events like Coffee with a Cop provide another opportunity for residents to meet the people behind the badge and strengthen relationships within the community.

JOIN THE ARLINGTON COUNTY POLICE DEPARTMENT AT...



**National
Coffee
with a Cop
Day
2026**

**Wednesday,
October 7**

STARBUCKS- CLARENDON 9:00 AM - 10:30 AM 2690 CLARENDON BLVD.	STARBUCKS- PENROSE 11:30 AM - 1:00 PM 2413 COLUMBIA PIKE
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Coffee with a Cop is a national program with no agenda or speeches. The events are an informal opportunity to ask questions, discuss public safety concerns and get to know the officers and neighbors in your community. ACPD is committed to building and strengthening our relationships one cup of coffee at a time.




Protecting Your Right to Vote: A Voting Rights Guide and Election Day Resources

October 14 at 7:30 p.m. at Lyon Park Community Center

Submitted by Nick Giacobbe

The Lyon Park Citizens Association, the Ashton Heights Civic Association, and the Arlington County Civic Federation are sponsoring an information session to inform residents about voting procedures (both mail-in and in-person), outline what is and is not allowed at the polls, and discuss measures being taken to ensure no infringement on our constitutionally protected right to vote.

We are fortunate to have two expert speakers:

Gretchen Reinemeyer, General Registrar/Director of Elections for Arlington County, and

Parisa Dehghani-Tafti, the Commonwealth's Attorney for Arlington County and the City of Falls Church.

The presentation will be on October 14 at 7:30 p.m. at Lyon Park Community Center, 414 North Fillmore Street.

Tips for Civic Outreach – Tabling near Voting Places

Submitted by Edie Wilson, Shirlington Civic Association

Setting up a table near the local polling place is a great way to reach your residents to talk about your civic association and to sign them up for newsletters and membership. You can set up a table with flyers and samples and volunteers to reach people before and after they vote. Be sure that you respect the required distance from the polls.

Using a tip from Bellevue Forest and Lyon Village, you can also make the sign up quick by using a sign with a QR code that goes to your website or directly to the newsletter sign up.

Legislation Committee Update

Submitted by Francine Friedman and Dave Schutz, Co-chairs legislation.chair@civfed.org

The Legislation Committee will meet Oct 20 at 7 pm. Please register for Zoom at <https://us06web.zoom.us/meeting/register/6aCRkmfETi6T86JSXrpbew>

The primary topic for this meeting is to finalize the [draft resolution](#) for the CivFed 2027 legislative priorities. All members are invited to submit priorities for consideration. CivFed Committees are requested to submit committee recommendations. Discussion will include recommendations for priorities to address issues with the adopted 2026 legislation as well as new priorities for 2027.

CivFed In the News: Recent Coverage of Civic Federation Activities

Submitted by Francine Friedman and Dave Schutz, Co-chairs legislation.chair@civfed.org

Recent ARLnow coverage has highlighted the Arlington County Civic Federation's role in convening local candidates and recognizing public service in the community. The articles include:

- [Civic Federation salutes Arlington firefighters with proclamation and plaque](#) — Highlighted CivFed's recognition of Arlington County Fire Department personnel at the opening meeting of the 2026-27 program year.
- [Rep. Beyer debates challengers on ICE, data centers, Trump's triumphal arch](#) — Covered the congressional candidates' CivFed forum discussion, including exchanges on federal immigration enforcement, data centers and other national issues with local significance for Arlington voters.
- [School Board candidates debate APS safety and support for teachers](#) — Recapped the School Board debate, with discussion of teacher support, school safety, discipline policies and school resource officers.
- [Arlington Treasurer candidates square off on visions for office's future](#) — Summarized the Treasurer candidates' CivFed forum discussion, including their differing visions for the office, priorities for improving taxpayer service and

transparency, and views on how the Treasurer's Office should adapt to better serve Arlington residents.

- [County Board candidates debate tax burdens, housing and e-bikes at first debate](#) — Covered the County Board portion of the CivFed forum, including candidate exchanges on taxes, housing, office conversions and pedestrian/e-bike safety.

Together, the coverage provides a snapshot of CivFed's continuing role as a civic convener —helping Arlington residents engage with candidates, follow local issues and recognize service across the community.

Auctioned Office Building's Sales Price Rebounds in Sept.

Submitted by Suzanne Smith Sundburg (for John Vihstadt, Chair)

Principal Analyst, Revenues & Expenditures Committee, rev.expend.pr.analyst@civfed.org

Ballston has been home to a number of commercial office buildings, including 4075 Wilson Boulevard (Two Liberty Center). Built in 2007, this 9-story, 187,996 SF, LEED Gold, Energy Star certified, Class-A office building sits across from Ballston Quarter.

According to the county's online property search database, this commercial building was sold in 2019 for \$91.2 million. In 2024, it was sold at a foreclosure auction for just **\$27.6 million**: <https://propertysearch.arlingtonva.us/Home/Sales?lrsn=60800>.

This month, the building was sold again — this time for **\$56.25 million**, a little over half its 2019 value but far greater than its auction sales price in 2024.

According to the investment group that purchased the property in 2024, it made \$6 million in “strategic capital” improvements to the building and was able to lease 90,000 sq ft of space during its ownership: <https://finance.yahoo.com/real-estate/articles/rithm-capital-greenbarn-investment-group-213000752.html>.

Why is the sales price noteworthy?

Real estate and related taxes and fees on office buildings have funded a significant portion of county government spending (aka “the budget”) over the past several decades. More so in past years and less so in recent years, leaving county residents on the hook for a growing share of the county's spending.

Commercial office space, in general, generates *more* in county tax revenue than it consumes in county-provided services and spending (known as a revenue surplus). Overall, the surplus revenue generated by commercial office space has helped cover deficit spending on the residential side — meaning that office revenue has effectively lowered the amount of real estate taxes that residents would otherwise have been required to pay.

How much revenue has 4075 Wilson Boulevard generated?

In 2017, the county assessed building's value at \$94.76 million: <https://propertysearch.arlingtonva.us/Home/TaxBalances?lrsn=60800>. Its assessed value has fluctuated since then, hitting rock bottom in January 2026 when it was assessed at \$37.47 million. (It should be noted that its 2026 assessment was still above its 2024 foreclosure auction sales price of \$27.6 million.)

To put this in revenue-dollar terms, 4075 Wilson paid **\$1,114,370** in real estate-related commercial taxes (a “blended” rate, including taxes for stormwater, the business improvement district and transportation) in 2017. Over the past 10 years, this was the high point in the building's revenue generation for Arlington County. By contrast in calendar year (CY) 2026, this property will have paid a total of **\$461,710** in real estate taxes (the blended rate) plus a stormwater fee of **\$3,484.00**.

The difference between real estate-related taxes/fees paid in 2017 vs. 2026 represents a decline of **\$649,176** in incoming revenue generated by this property. Though assessments and the amount of taxes paid in the years in between have fluctuated, they have been consistently lower than in 2017.

When incoming revenues fall (in the absence of other new sources of revenue to make up the difference), the county must 1) increase our taxes/fees, 2) cut budgetary spending, or 3) implement a combination of tax/fee hikes along with spending cuts to balance the budget. In recent years, hikes in taxes and fees have been used predominately to balance shortfalls in the county's budget.

Looking to the future — have we hit the bottom?

The higher sales price for 4075 Wilson in Sept. (higher than its 2026 assessed value and 2024 auction price) means that the property should generate more tax revenue going forward. That said, 4075 Wilson's ability to generate more tax revenue will likely depend on whether the new owners can fill the building with enough rent-paying tenants to make the building financially sustainable going forward.

It also remains to be seen whether the rebound in sales price for this particular Class A commercial office building represents a positive trend in the overall value of Arlington's commercial office space (where not all buildings are Class A).

In other words, have we reached the bottom in terms of value and demand for commercial office space in Arlington? Or will demand for our office space continue to be weak and depress overall office space market and assessed values into 2027?

Whatever the case, it also should be noted that a significant amount of commercial office space in Arlington has been (or soon will be) razed and replaced by residential space, which also will affect the portion of the county's budget that commercial office space can fund.

Arlington Fire Prevention Week Open House October 10, 2026

Submitted by Michael McMenamin, Chair, Public Safety, public.safety.sc.chair@civfed.org

The Arlington County Fire Department will host its annual Fire Prevention Week Open House on Saturday, October 10, from 10:00 a.m. to 2:00 p.m. at Arlington County firehouses.

Following CivFed's recent recognition of Arlington's firefighters and paramedics and their service to our community, the Open House provides another opportunity for residents to meet the people who serve Arlington every day. Visitors can explore fire apparatus, learn important fire and life-safety information, and enjoy family-friendly activities.

Find your local Arlington fire station: [Arlington County – Find a Fire Station](#).

Stop by, say hello, and learn more about fire safety and the work of Arlington's firefighters and paramedics.



CivFed Parks and Recreation Committee Report of Committee Meeting dated 9/24/2026

Submitted by Jean Henceroth, parks.rec.chair@civfed.org

The CivFed Parks and Recreation Committee, at its September 24 first meeting of the 2026/2027 operating year, agreed that public safety should be its priority. Committee Co-chairs Dixie Duncan and Jean Henceroth participated in the meeting.

After a recommendation by Jane Rudolph, Head of Arlington County's Department of Parks and Recreation, the Committee will revise and update the [February 2016 Resolution](#) regarding acquisition of open space which a prior iteration of the committee had submitted to the County Board in 2016. This CivFed Parks and Recreation Committee Resolution recommended, "That the County Board assure the public that the County will preserve all existing publicly owned park land such that there is a net annual increase of at least 3 new publicly owned and available acres added to the County's public park land portfolio with no net offset or loss of existing acreage."

Other committee considerations include the environmental impacts of and on County parks and recreation activities and facilities, including the balance of permeable and nonpermeable surfaces, flexible facilities use, invasive species, and equity.

To date, committee members include Nancy Pierce, Barbara Wien, Cory Giacobbe.

The next committee meeting is scheduled at 7:00 PM on October 22, 2026, via Zoom.

Registration for the meeting is required:

<https://us06web.zoom.us/join/ErpZYiLThmx5bKHf9p5Wg>

Environmental Affairs Committee

Submitted by Mary Glass, Chair for Environmental Affairs Committee,

environmental.affairs.chair@civfed.org.

On September 10th, a strategy and action planning meeting was held to discuss CivFed's participation in the Arlington County Climate Action Plan (CAP) that is currently under development. It was decided that each of the relevant CivFed committee chairs will be contacted to identify any issues that relate to their work and how they wish to pursue future work. These contacts will be made throughout October, and a meeting will be scheduled as soon as the results are available. All delegates and members of their organizations are encouraged to provide input for this work.

If you have comments or would like to be notified of the next EA Committee meeting, please contact Mary Glass at environmental.affairs.chair@civfed.org.

Planning and Zoning Committee Update

Submitted by Brian Harner, Chair, plan.zone.chair@civfed.org

The Planning and Zoning Committee will meet Thursday Oct 22 at 7 pm as a full committee and will provide a general catch-up and discussion on the status of our primary topics:

- **Arlington County Low Residential Study** - Current status of study, review of options developed by Arlington County CPHD and DES staff.
- **Arlington County Comprehensive Plan Update** - Updates on Comprehensive Plan Guiding Principles status and Arlington County Board responses to Civic Federation outreach.
- **Land Use potential changes per VA 2026 legislation and Site Plan Applications**
 - Review of the land use and zoning changes that the County will address to comply with VA 2026 and the timeline and process for engagement before Board adoption.
 - Updates on upcoming and on-going site plan applications and potential modifications to site plan requirements.

Please join us at 7 pm on Thursday October 22 to continue our work for this fall.

Please register at: <https://us06web.zoom.us/join/RKjz5b5oRQeRso48IlqpRw>

Housing Committee Update

Submitted by Anne Bodine, Matt Hall co-chairs, housing.chair@civfed.org

The Housing Committee will meet Monday, October 26 at 6:30 on Zoom. The meeting will continue the focus on Community Benefits at the Key Bridge Marriott Site and the County method for calculating the value of Community Benefits.

Please register at: <https://us06web.zoom.us/join/HglwB49xTRGA230BI84JUA>

The ACCF Housing Committee meets virtually through Zoom on the fourth Monday of the month starting at 6:30 pm.

- HOUSING COMMITTEE MEETING: Monday 26 October 2026, 6.30p. The 700 Club. [Register via Zoom here.](#)
- HOUSING COMMITTEE MEETING: Monday 23 November 2026, 6.30p. TBD. [Register via Zoom here.](#)
- HOUSING COMMITTEE MEETING: Monday 28 December 2026, 6.30p. TBD. [Register via Zoom here.](#)

County Board Town Hall #2, October 26

Submitted by Nick Giacobbe

The Arlington County Board will hold a Town Hall on Monday evening, October 26 from 6:30 - 8:30 p.m. in the County Board Room at the Bozman Government Center, 2100 Clarendon Boulevard. This will be an opportunity to engage directly with Board members, get answers to your questions, and let the Board know what matters to you. Keep an eye out for speaker registration, which will open one week before the event.



**COUNTY BOARD
TOWN HALL**

Date: October 26, 2026
Time: 6:30 to 8:30PM
Location: County Board Room
Third Floor
2100 Clarendon Blvd

Join the Arlington County Board for its 2nd townhall of the year.
All members of the public are welcome to attend. Please visit the County Board website for registration info.

County Launches Home Energy Hub

Submitted by Nick Giacobbe



Colder weather is coming – now is the time to make home energy upgrades to keep warm! The County recently launched the Arlington Home Energy Hub ([link](#)) to help Arlingtonians make their homes more energy efficient, healthier and powered by clean energy. Visit the hub to learn about ways to reduce your energy usage, save money and meet virtually with a Home Energy Coach ([link](#)) to get free support on home energy plans.

For more information visit the links or write to homeenergyhub@arlingtonva.us

**Virginia Hospital Center Hazel Auditorium Parking and Access
Instructions for General Membership Meetings**

Reminder: Parking passes will be provided. Meetings are held in the 'Conference Center' depicted on the map below.

The VHC Director of Security has advised CivFed that we should begin to park in Parking Garage C (map below). You can then walk across to the Oncology entrance and gain admittance until 8 p.m. **After the meeting, you MUST EXIT via the Women's and Infant lobby.**

ENTER (until 8 p.m.): Zone C Ground floor Oncology entrance (only open until 8 pm, Monday-Friday)

- Sign into the visitor kiosks (**need driver's license each time**)
- Get visitor sticker and wear at all times when inside the hospital
- Take a right at the double doors by the visitor kiosks
- Take a right at the single door
- Go to elevators and take to lobby floor
- Exit elevators and go left to hall directly behind welcome desk in lobby
- Take a left at the single door and continue down the hall toward a set of double doors
- Go through double doors and go right
- Conference center auditorium is directly ahead

ENTER or EXIT (24/7): Zone C first floor Women's and Infant lobby entrance (please use this entrance to exit after 8 pm, open 24/7):

- Sign into the visitor kiosks (**need driver's license each time**)
- Get visitor sticker and wear at all times when inside the hospital
- Walk to hall directly behind the welcome desk in the lobby
- Take a left at the single door and continue down the hall toward a set of double doors
- Go through double doors and go right
- Conference center auditorium is directly ahead



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ACCF PUBLIC INTEREST COMMITTEES

- Arts and Culture - if interested contact bod.orgdev@civfed.org
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- Environmental Affairs – Chair Mary Glass, environmental.affairs.chair@civfed.org
- Housing – Co-Chairs Anne Bodine and Matt Hall, housing.chair@civfed.org
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- Transportation – Chair TBD - if interested contact bod.orgdev@civfed.org

Any delegate, alternate delegate, or member of a member organization may participate on any public interest or support committee. Please contact the applicable committee chair, point-of-contact, or President Nick Giacobbe if you are interested in participating on ACCF committees.

[Link to Committee Website](#)

Interested in being an Arlington County Civic Federation Delegate?

The Arlington County Civic Federation was founded in 1916. Today, it has 80+ member organizations dedicated to advocacy and community involvement. The Federation membership reflects the broad array of interests and talents found in the County and is open and welcoming to all groups within Arlington, firmly believing that a broader range of groups creates better problem-solving outcomes for Arlington and its residents. Our purpose continues to be promoting the general welfare of Arlington County and its vicinity in a non-partisan, non-sectarian, non-sectional, and non-political manner.

Arlington County Civic Federation delegates enjoy the full benefits of participation, voting, and serving in Civic Federation leadership positions. If your organization is a member of the Civic Federation, ask if it has open slots for delegates. If it is not a member organization of the Civic Federation, encourage it to join. Here is a link to our website for more details.

joinus@Civfed.org

[The Civic Federation's Website](#)

CivFed Calendar FY2027

Looking Ahead:

- 10/07/26 - Coffee with a Cop
 - 10/10/26 - Arlington Fire Prevention Week Open House
 - 10/13/26 - General Meeting
 - 10/14/26 - Voting Rights Community Town Hall
 - 10/19/26 - Board of Directors Meeting
 - 10/20/26 - Legislation Committee Meeting
 - 10/22/26 - Planning and Zoning Committee Meeting
 - 10/22/06 - Parks and Recreation Committee Meeting
 - 10/26/26 - Housing Committee Meeting
 - 10/26/26 - County Board Town Hall
-

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