

May 3, 2024

Arlington County Board Democratic Primary Candidate Election

Question 5: Special GLUPs – time limits for study documents and survey of non-profits seeking new land use and zoning

Since 2018, the use of the special GLUP process has accelerated, absorbing significant staff time and community engagement. Yet several “approved” study documents are languishing (no site plan submitted). Separately, CPHD will be working this fiscal year to revise Special GLUPs, assuming the County Board approves the draft work plan.

Would you favor a maximum one-year time limit on the approved Special GLUP Study Document (which precedes site plan submission) going forward?

Would you support ASF’s recent requests to the board that the county inventory and engage the public on possible re-GLUPping or rezoning land owned by non-profits in low, medium and high-density areas?

If you support some land use or zoning changes to allow higher density housing in any of these areas, would you propose specific limits on that density? If yes, please describe them.

James De Vita



I'm not a big fan of spot zoning. I think that a time limit would be a good idea.

Julia Farnam



Would you favor a maximum one-year time limit on the approved Special GLUP Study Document (which precedes site plan submission) going forward? Yes.

Would you support ASF's recent requests to the board that the county inventory and engage the public on possible re-GLUPping or rezoning land owned by non-profits in low, medium and high-density areas? Yes.

If you support some land use or zoning changes to allow higher density housing in any of these areas, would you propose specific limits on that density? If yes, please describe.

The limits on density would depend on the location. The Clarendon Presbyterian Church location is a good example. While I recognize the church's financial struggles and I don't necessary oppose rezoning that space to allow for housing, what is being proposed (a 92-unit apartment building) is not appropriate and does not fit with the character of the neighborhood and cannot be supported by the existing infrastructure. I would support building townhomes or something similar there

Tenley Peterson



I support the outcomes achieved through both the Sector Plan process and recent Special GLUP studies.

As a member of the Planning Commission, I am chair of the Site Plan Review Committee (SPRC), which leads the County's site plan community engagement processes. I was the chair of Amazon's HQ2 project, which supported contributions to affordable housing, a new community park, and a home for Arlington's Community High School. These conversations were a direct result of the vision outlined through the Sector Plans and Special GLUP studies.

However, I also recognize the significant resources that developers, especially our non-profit affordable housing partners, must devote to Special GLUP studies. The process can make projects considerably more expensive, thereby making it harder to realize affordable housing in our community.

Natalie Roy



I favor getting as much information as possible so that the County Board and staff can make good decisions that benefit the entire County. There is no reason for a study of this type to take longer than a year.

I support ASF's requests that the County inventory and engage the public on possible re-GLUPing or rezoning land owned by non-profits in low, medium and high-density areas.

I believe it is critical for residents to know what is happening in their communities when it comes to development.

Before any future GLUP change or rezoning effort goes forward, it first needs to be vetted by the community or communities that will be directly affected. Civic association should not be bypassed as has been the case with a number of special GLUP and rezoning projects.

J.D. Spain



No, I would not support a maximum one-year time limit on the approved Special GLUP Study Document (which precedes site plan submission) in the future. While one year might be a reasonable timeline, I defer to the project leaders on how much time they need to thoroughly complete what's required, including robust community engagement, before submitting the site plan.

I support some land use or zoning changes to allow higher density housing along our major east-west roads, commercial areas, and major intersections such as Glebe Road, George Mason, Washington Blvd, and Walter Reed. Increasing density and height in these areas could result in more rental and condo

homes built for middle-income residents (those above 80% AMI and below 120 % AMI) struggling to find attainable housing.