

ASF Presentation to Arlington County Board  
May 13, 2023  
Agenda Item #34  
Sunrise N. Glebe Rd. Special GLUP Request to Advertise (RTA)

Good morning, Mr. Chair. I'm Anne Bodine of ASF. I am here to ask that you not to approve the RTA or the application as presented to change this property from "Low" Residential to "Low-Medium" Residential with an associated rezoning from R-6 to RA 8-18. ASF continues to be concerned about increasing density that does not take into account the need for services for NEW residents without attending to ALL of our Comprehensive Plan goals. Virginia requires that jurisdictions give reasonable consideration for the impacts zoning outcomes. There's none of that here. There's only confusion.

Confusion on stormwater, where staff notes this site has issues with "stormwater flow being discharged to the surface, a condition that "would need to be addressed as part of any redevelopment." But it's not addressed in the GLUP and it must be to ensure we meet our county stormwater plan.

Confusion about tree canopy. Staff notes the site currently has 50% tree canopy. On one acre. Ripping out so many trees just as we have learned our canopy goals have slipped out of reach is not supportable. Greenery is key to our mental health, all the more so for people who may not be able to easily access nature beyond their home such as those in Sunrise. I note that biophilia does not a tree make. I ask the Board to require the applicant to provide 20% tree canopy on this site to meet the goals of our Forestry [and Natural Resources] Plan.

Confusion as to RA-8-18 as being proposal next to a residential zone with a 35' height cap. ASF asks that you approve only RA 14-26 zoning which tops out at 60 feet, more appropriate as abutting a 35' cap next door. ASF also asks that you require step-downs to the neighbors, making it less likely we'll see the horrid full infill modeling that no one in their right mind would want to live in.

Confusion as to the various FARs (floor-area-ratios) and units per acre that are being bandied about. Models show a possible density of 150 units per acre, but RA-8-18 only allows 36 units per acre and your documents show you are planning about 85 units per acre, and it is currently zoned for only 10 units per acre. [Staff docs show 1.5 far but the zoning shows 1.25 FAR And the model shows 1.75 FAR.]

Confusion about why you would incentivize the teardown of a 30- year-old building, one I see as a lovely Victorian. Teardowns of only 30-year bldgs. are contra-indicated by climate change and sustainability goals of our Energy Plan.

Confusion about uses that include multi-family residential housing as seen in the first model presented today. Why does Sunrise intend to build non-senior housing? ASF

requests the board stipulate this site may be up-GLUPped for the purposes of senior living ONLY.

Some confusion about the need cited for even senior housing. Even Sunrise is offering incentives for new leases at other facilities in the county and units in the Jefferson [senior living facility] are going begging.

In sum, ASF asks the Board to NOT APPROVE ANY GLUP OR DENSITY CHANGE that would allow any use other than senior living, we ask for no zoning above RA-14-26 or will not allow more than 60 feet height, we ask for 20% tree canopy, stormwater mitigation for the site, and step-downs to the neighbors. These belong in the Special GLUP as community benefits, and they should not be shunted off to later site planning, as was apparently just done for 2500 Wilson Blvd, a move I personally believe is an inappropriate application of our zoning law.

ASF also notes that affordable density for a separate site may not be counted and is not relevant to consideration of this project today. ASF therefor asks that the GLUP appropriately reflect all Comp Plan goals and addresses these as a matter of urgency.

Thank you