

### Question 1: Comprehensive Plan Update

CPHD Director Samia Byrd briefed the County Board on March 14 on the CPHD Work Plan for FY 2025. She and her staff described the planned revision of the Comprehensive Plan and General Land Use Plan that will get underway this year. Their briefing and slide (see image at end of this question) suggest that staff will recommend moving away from the 40-year “compact” that currently preserves some low-density areas and concentrates density around transit corridors.

**Do you support a Comp Plan revision that does away with a “collection of neighborhoods” and amalgamates Arlington into a single mass transit medium to high-density county? Would you oppose efforts to remove low-density areas in the county from the Comp Plan and General Land Use Plan (GLUP)?**

**If you agree with the vision statement below, where would we get the capital to invest in the necessary transit to support a new vision that presupposes more mass transit outside the current corridors? How and when would you begin funding the necessary services to support a GLUP that may allow more density in all areas?**



### Candidate Clement Response to Question 1:

CPHD's comprehensive plan sounds like a vehicle for promoting Missing Middle a/k/a EHO, which I oppose as a revenue generating cash cow that will not redress the effects of exclusionary zoning and will not provide starter homes for moderate income residents.

Despite County Board's success in rezoning residential neighborhoods for high density redevelopment, the lawsuit challenging the Enhanced Housing Options (EHO) Ordinance has actually undermined its legitimacy, because the proceedings have shown that the existing GLUP does not envision EHO. Thus the need to produce a new plan, and a new GLUP to legitimize wholesale rezoning. This, of course, is another example of "Fire, Aim, Ready." If elected, I will insist that any project envisioning a new comprehensive plan also scraps Missing Middle.

## **Candidate Fierro Response to Question 1:**

*Do you support a Comp Plan revision that does away with a "collection of neighborhoods" and amalgamates Arlington into a single mass transit medium to high-density county? Would you oppose efforts to remove low-density areas in the county from the Comp Plan and General Land Use Plan (GLUP)?* No

*If you agree with the vision statement below, where would we get the capital to invest in the necessary transit to support a new vision that presupposes more mass transit outside the current corridors? How and when would you begin funding the necessary services to support a GLUP that may allow more density in all areas?* Given the September 27 Judge's ruling on voiding EHO because of the County's inadequate planning for increased densification demonstrates the fundamental flaw in the March 14 staff presentation – not considering the impact of densification on Arlington's infrastructure. The presentation is nothing more than an aspirational goal. The idea that we will transition to "an integrated high opportunity transit-oriented community, accessible to all" is wishful thinking given that ART buses that now run through detached single-family neighborhoods presently require major subsidies given low ridership numbers. I do not support efforts to allow more density in all areas given that it undermines the character of our neighborhoods and will require extraordinary expense to upgrade our infrastructure to accommodate the population increase that will result with more densification.

## **Candidate Granger Response to Question 1:**

I believe there is value to maintaining low density areas within Arlington. I would not support efforts to remove them, though I do support a process to examine reducing them over time to accommodate the huge demand to live here. Increasing supply of various types of housing can help slow escalating costs and help the community grow to meet changing demands. That process should uphold the Principles of Smart Growth, including "Encourage community and stakeholder collaboration in development decisions."

Our transit system continues to evolve with solutions like ridesharing and e-bikes. We benefit from diverse transit options to cover Arlington. We should continue strengthening our system of higher density options (like the Metro) concentrated around specific corridors and feeding into medium density options (like buses) and then into lower density options (like bikes, scooters, and

walking paths). This, to me, is what it means to have a high “opportunity” transit system and it helps more Arlingtonians live car-free or car-light as well as helping workers commute into Arlington from other communities with less dependence on cars. This vision builds incrementally on the work we’ve done over recent decades; it should not require large directional changes or large capital investments.

## **Candidate Spain Reply to Question 1:**

Our housing policy has come a long way since the days of redlining and exclusionary zoning. Still, we must continue to reform planning and zoning policies to make our neighborhoods more diverse, sustainable, and welcoming. County staff have proposed updating our Comprehensive Plan to be "people-centric" and set goals for widely shared community priorities like a livable built environment, harmony with nature, economic resilience, and interwoven equity.

I support a Comprehensive Plan that envisions Arlington as an integrated, high-opportunity, transit-oriented, accessible community. This will help meet Arlington’s housing needs while retaining the feel of a collection of neighborhoods. Increasing density will not erase neighborhoods; it will enhance them. So, no, I would not oppose efforts to remove low-density areas in the county from the Comp Plan and General Land Use Plan (GLUP).

It's time we evaluate our GLUP to ensure it aligns with our long-term goals. Our piecemeal approach to planning through small area plans and special GLUP studies adds unnecessary obstacles to development and slows progress. We need to streamline our processes to be more inclusive of all community members, including renters, low-income residents, and disinvested communities. Our planning processes should also consider the interests of future generations. We must expand our planning team rather than eliminate staff to prepare for the future.

As your future County Board member, I am committed to advocating for reforms in our housing and land use policies. I believe these changes are crucial to creating a more inclusive and diverse community. Increased investment is also necessary to realize the vision of more transit-oriented development corridors, a vision I fully support. I am dedicated to making our neighborhoods more sustainable and welcoming to new families, preventing the displacement of our elderly residents, and expanding affordable housing options that are highly accessible to local transit.