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Thu, Dec 17, 2020 at 12:52 PM

Dear Chair Garvey and members of the Arlington County Board,

Since I did not have an opportunity to respond to your remarks about my December 12, 2020 public comments, I am writing to you now to clarify the points I would have made had there been such an opportunity:

- ASF does not “oppose” increased population and density. Rather, in 2018, prior to COVID-19 and the October 2020 launch of Housing Arlington’s Missing Middle (MM) study, Arlington County was projecting population growth from 238K in 2020 to 305K in 2045 based on existing zoning and sector plans (Source: 9.1 letter to the Metropolitan Washington Council of Governments). This was a huge increase in population growth and development which ASF did not and does not now “oppose.”
- What ASF is objecting to is Arlington County’s continuing failure over many years to develop a long-range plan to measure the fiscal and environmental costs of that pre-COVID-19 and pre-MM study increase in population growth and development. Now, the County is proposing, because of the transformational effects of COVID-19, to (1) enable additional growth and development via MM up-zoning, while at the same time (2) delay yet again the creation of long-range fiscal and environmental impact plans, such as those long sought by the JFAC.
- While the Board stated on December 12 that it plans obsessively, integrated planning requires that development projects’ effects be projected across neighborhoods, across all affected biomes (e.g., Chesapeake Bay, air quality, regional transport effects, etc.), and on all socioeconomic groups. The cumulative effects of zoning changes or project approvals on schools, parks, flood control, transportation networks and therefore assessed values and taxes must be estimated before current by-right development is expanded even further via a massive MM initiative.
- ASF disagrees with several assertions made by the County Manager on December 12. Although the Manager committed in a December 31, 2018 (not 2019 as one of my slides mistakenly said) memorandum to the County Board

to develop fiscal impact reports based on the County's quarterly development reports, the Manager failed to do so for 15 months prior to the onset of COVID-19. After this 15-month delay—completely unrelated to COVID-19, the Manager now relies on the pandemic to justify an indefinite further delay. Given this sequence of events, it's no wonder that the Chair of JFAC has finally had enough and resigned.

- ASF is interested in learning more about the Manager's apparent plans possibly to develop a project-specific fiscal impact tool, and requests that the County Board designate a County staff point of contact with whom ASF could follow up on this subject.

For your convenience, I am also attaching a copy of my briefing to the Board on December 12.

Sincerely,

Charles Henkin on behalf of ASF