

**Letter to Long Rand Planning Committee of Arlington County Planning Commission
Re Missing Middle Housing Study Phase Two Report of April 28**

Sent: Monday, June 6, 2022, 11:46:23 AM EDT

Subject: County Planning Comments for Tonight's Meeting

As a property owner and resident of Arlington, I'd like to comment on Missing Middle - the topic of tonight's meeting.

I am an active and well-informed resident, and having attended many meetings over the years as well as served on working groups, the decision of Missing Middle to eliminate single family housing zoning across the county is not well planned. In addition the outreach to residents has not been robust to facilitate the understanding that this zoning change will have on the landscape of Arlington forever. The broad brush decision to apply a zoning change to all SFH doesn't take into account infrastructure needs, neighborhood characteristics, affordability issues, nor coordination with other county initiatives for housing and development.

As a resident of Hall's Hill/High View Park, our community has an active historic designation application in process, so how will this be impacted? As well, considering that HVP has Plan Langston Blvd, a Housing Conservation District/Multi-Family Reinvestment Study area, and now Missing Middle/SFH elimination I would have expected the county to have had a meeting with residents on how all these changes will impact the community. In essence between all of them it appears the area is intended (from the county's viewpoint) to be swallowed up and to become just a collection of cut through streets. Also with significant development on all four corners of the community (Glebe School, VA Hospital, FS8, and Daycare on George Mason and LB) this will literally squeeze residents with density and cars.

As stewards of the planning process, it falls upon you to represent our concerns and balance existing and future needs. I implore you to extend your outreach and to encourage the county to extend its deadline for engagement as well as consider alternatives for a more strategic planning approach to MM housing. Quite frankly I find that the broad brush approach is the lazy way for the county to affect housing and actually does more harm than good. A detailed look at where infrastructure and planned growth can be supported takes more work but produces a better outcome.

I thank you for your consideration.

// name removed for privacy reasons //