

From: Katie Cristol <kcristol@arlingtonva.us>  
To: president@civfed.org <president@civfed.org>; Matt de Ferranti <mdeferranti@arlingtonva.us>; Libby Garvey <Lgarvey@arlingtonva.us>; Christian Dorsey <cdorsey@arlingtonva.us>; Takis Karantonis <tkarantonis@arlingtonva.us>; Mark Schwartz <Mschwartz@arlingtonva.us>  
Cc: Jacqueline Snelling <jts@mtnzephyr.com>; John Ford <hcc19@aol.com>; Suzanne Sundberg <pro.wordsmith@verizon.net>; joel.yudken@verizon.net <joel.yudken@verizon.net>; Allan Gajadhar <allan\_gajadhar@yahoo.com>  
Sent: Thu, May 12, 2022 2:49 pm  
Subject: RE: Civic Federation Resolution requesting extension of public review for MM phase 2 concept plan

Dear Allan and colleagues,

Thank you for reaching out to us to share the Civic Federation's resolution and concerns regarding [public engagement efforts for Phase 2 of the Missing Middle Housing Study](#) (MMHS). We strongly agree that addressing housing supply in our community is a complicated matter that affects residents throughout the County and requires significant public engagement.

We respect your concerns about the timeline for engagement on the Phase II recommendations, and about the specific implications for civic associations' abilities to convene residents, particularly during the summer months.

First and perhaps most importantly, I appreciate the opportunity to clarify that, although the new feedback microsite for individuals is available through May 27th, members of the public, including organizations like civic associations as well as individuals, are invited to **continue to offer comment on Phase Two at any time between May 27 and the July 12th County Board housing work session, and after** through multiple other forms of communication detailed below.

Additionally, the avenues for input provided during the current Phase II of engagement are only the latest of many programs and platforms for both residents and organizations to share their thoughts and opinions on this important issue, dating back nearly two years to Fall of 2020. They are also not the last of opportunities between now and Commission and County Board consideration of recommendations in Q3 and Q4 of this year.

**Nor is the mid-July timeline itself the final phase;** the July County Board work session is intended as an opportunity for staff to present findings, review community input, and to receive informal guidance from the County Board; but **the County Board will not be taking any formal action or vote on changes to the Zoning Ordinance or any other land use policies related to the Missing Middle Housing Study until Phase 3, later in 2022.**

This timeline has been reflected explicitly in engagement with the Civic Federation: Specifically, we understand that you all will hear a staff Missing Middle presentation at your June 14 meeting, as was the date preference of the organization, and feedback from this conversation will be integrated into the analysis before the July work session.

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vote on changes to the Zoning Ordinance or any other land use policies related to the Missing Middle Housing Study until Phase 3, later in 2022.

We appreciate the ongoing engagement of civic associations around the County in the Missing Middle Housing Study and want to highlight that feedback from organizations and individuals throughout Arlington is reflected and included in documents summarizing prior phases, and it has shaped the recommendations available in the current phase. In particular, the FAQs, Phase One Report and Key Takeaways from the Public Engagement Session on the Phase One Report, all available on the [study webpage](#), seek to describe how these comments have shaped the scope of the study and of the Phase Two Analysis and Draft Framework.

Because we value the quality of collective input that civic associations and other community-based organizations can provide, staff has sought to support them in gathering and offering comments from their members, specifically providing a toolkit for Community Partners to host their own meetings in addition to the County-hosted events and feedback platforms). Central to this effort has been the goal of two-way communication, i.e., not just pushing out or disseminating information (although there are [many materials](#) to help do that), but also creating new mechanisms for organizations to report back what their members are thinking and talking about on the topic, in an open-ended way. The Engagement Insight form, available [online here](#), and [printable here](#), is an example.

Finally, in addition to valuing the collective communication that comes from civic associations, there are also many ways for you as community leaders – and for your organizations’ members – to learn more about the Draft Missing Middle Framework and provide input directly and individually. This includes [the aforementioned dedicated online feedback microsite](#), where we have already received nearly 300 responses, as well as [Virtual Walking Tours](#) that take residents through Arlington neighborhoods to learn more about missing middle housing.

For individuals who would like to provide feedback outside of the microsite, and for organizations for whom the Community Partner Engagement Insight Form is not the right fit, we also welcome and will make part of the public record communication sent to both [housingarlington@arlingtonva.us](mailto:housingarlington@arlingtonva.us) and to us on the County Board, at [countyboard@arlingtonva.us](mailto:countyboard@arlingtonva.us).

We remain committed to ensuring Arlingtonians have a voice in the community, and we hope that these many opportunities to share thoughts and opinions –as well as significant efforts to capture, memorialize and most importantly addressed in draft recommendations, the input gathered since Fall 2020, and that will be gathered during Phase Two and beyond – can help residents and stakeholders share their thoughts and see them reflected.

Thank you again for your conversation with us.

Katie Cristol, Chair

Arlington County Board

**From:** Allan Gajadhar <president@civfed.org>  
**Sent:** Wednesday, May 11, 2022 12:11 PM  
**To:** Katie Cristol <kcristol@arlingtonva.us>; Matt de Ferranti <mdeferranti@arlingtonva.us>; Libby Garvey <Lgarvey@arlingtonva.us>; Christian Dorsey <cdorsey@arlingtonva.us>; Takis Karantonis <tkarantonis@arlingtonva.us>; Mark Schwartz <Mschwartz@arlingtonva.us>  
**Cc:** Jacqueline Snelling <jts@mtnzephyr.com>; John Ford <hcc19@aol.com>; Suzanne Sundberg <pro.wordsmith@verizon.net>; joel.yudken@verizon.net; Allan Gajadhar <allan\_gajadhar@yahoo.com>  
**Subject:** Civic Federation Resolution requesting extension of public review for MM phase 2 concept plan

**EXTERNAL EMAIL**

**CAUTION:** This email contains file attachments. Do NOT open files that you are not expecting to receive, even from known senders.

Dear Chair Cristol, Members of the County Board and County Manager Schwartz,

The Arlington County Civic Federation passed a resolution last night with 89.7% in favor asking that the Arlington County Board **immediately** request that the County Manager extend the public review period for the Missing Middle Phase 2 concept plan to September 30, 2022—to make it possible for civic associations and other community organizations to have sufficient time to assist in disseminating Missing Middle Housing Framework materials to their own members, to meet with and pose questions to staff, to analyze and understand the potential impacts on their neighborhoods, and to provide meaningful feedback before the framework is finalized.

The full text of the resolution is below, and attached.

Regards,

Allan

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Allan Gajadhar, President  
Arlington County Civic Federation  
<http://www.civfed.org/>  
[president@civfed.org](mailto:president@civfed.org)

**Resolution to Extend the Missing Middle Housing Framework Public Comment Period  
Arlington County Civic Federation  
May 2022**

**WHEREAS** Arlington County has an established General Land Use Plan (GLUP) that allows for existing single-family residences and high-density, mixed-use development along the high-density, mixed-use corridors; 1

**WHEREAS** Arlington County’s Planning web page states, “Planning decisions are informed by extensive research, professional expertise and community input” and “relies on extensive community input. Individual residents can have a say on the decisions that affect their neighborhoods and the County as a whole”; 2

**WHEREAS** on April 28, Arlington County released its proposed Phase 2 Missing Middle Housing Framework document, which is the guiding framework that will facilitate the upzoning of these residential

zoning districts — R-5, R-6, R-8, R-10, and R-20 — thus authorizing greater housing density in what are currently referred to as “single-family” neighborhoods countywide;

NOTE: Zoning districts appearing in yellow/gold are the residential districts that will be upzoned under the Missing Middle Housing initiative. Link: [https://www.arlingtonva.us/files/sharedassets/public/housing/documents/missingmiddle/mmhs\\_draft\\_framework\\_map\\_april2022.pdf](https://www.arlingtonva.us/files/sharedassets/public/housing/documents/missingmiddle/mmhs_draft_framework_map_april2022.pdf)

**WHEREAS** the impact of the Missing Middle Housing framework and its subsequent upzoning will impact not only housing density but also parking, public school enrollment, stormwater management and tree canopy preservation in residential neighborhoods countywide;

**WHEREAS** the deadline for public comment and feedback for the Missing Middle Housing framework is May 27, 2022, four (4) weeks from the framework’s release to the public;<sup>3</sup>

**WHEREAS** this is a complex initiative, civic associations and other county organizations will require additional time to notify their own members, study the likely consequences of the upzoning, and develop a membership response in order to provide meaningful feedback to the county; and

**WHEREAS** four (4) civic associations — Arlington Forest, Boulevard Manor, Bluemont, and Glencarlyn, which represent more than 4,000 households in central Arlington — have already shared their concerns about the inadequacy of the four-week public feedback period for the proposed Phase 2 Missing Middle Housing Framework document; [see attachment MMHS Phase 2 timing letter multi community version 2.pdf]

**THEREFORE BE IT RESOLVED**, the Arlington County Civic Federation (ACCF) asks the Arlington County Board to immediately request that the County Manager extend the public review period for the Missing Middle Phase 2 concept plan to September 30, 2022—to make it possible for civic associations and other community organizations to have sufficient time to assist in disseminating Missing Middle Housing Framework materials to their own members, to meet with and pose questions to staff, to analyze and understand the potential impacts on their neighborhoods, and to provide meaningful feedback before the framework is finalized.

#### *END NOTES*

1 Arlington County Planning web page (accessed 5-2-2022)  
<https://www.arlingtonva.us/Government/Projects/Planning>

2 Arlington County Planning web page (accessed 5-2-2022)

<https://www.arlingtonva.us/Government/Projects/Planning>

3 "Missing Middle Housing Study: Expanding Housing Choice, Phase 2 Analysis and Draft Framework" presentation, dated April 28, 2022: [https://www.arlingtonva.us/files/sharedassets/public/housing/documents/missing-middle/mmhsphase-2-public-presentation\\_final\\_04.28.pdf](https://www.arlingtonva.us/files/sharedassets/public/housing/documents/missing-middle/mmhsphase-2-public-presentation_final_04.28.pdf)

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