

ASF remarks to Arlington County Board  
Recessed meeting April 9  
Agenda item #21, 2480 S. Glebe Rd.

Mr. Chair, members, thank you, I'm Anne Bodine for Arlingtonians for Our Sustainable Future. This is my 5<sup>th</sup> county appearance to speak on this project. I don't see anything has changed except on the margins.

But this is not a marginal project, this is epic density and surrenders a GLUP change on a silver platter. That's one of the County's best bargaining tools and you're just giving it away, sacrificing a very diverse neighborhood on the altar of expensive studio and 1-bedroom apartments we are choked with. So, we ask you again to:

- 1. Delay 3 months and forge a meaningful deal that also includes the Green Valley neighborhood plan;**
- 2. Reduce complex to 324 units;**
- 3. Build 24 units at affordability levels we actually need;**
- 4. Get VDOT on the scene to discuss traffic and safety with affected residents;**
- 5. Keep a curb cut on S. Glebe;**
- 6. Keep height next to Lomax at 45 feet.**
- 7. Begin process to reverse gentrification and displacement;** these have been happening, and the county needs to undo it. We made this chart showing horrid drop-offs in Black presence in historic Black neighborhoods. But the county and advocates of "JUST BUILD MORE HOUSING" keep

ignoring it. You ignore our blunt facts, you ignore Hispanics, you ignore blacks, except to go out and nail up a plaque. Plaques to blacks who were pushed out by segregation, but also plaques to blacks who just can't purchase these kinds of homes.

If as we fear, you approve most of staff's recommendations, you will have driven a spike through the development process. The site plan process is prebaked, allowing only marginal fixes to give the patina of real civic input. The request to advertise is prebaked as you seem cowed at the idea of voting no, given their applicant sunk costs. The 4-day delay is prebaked and deflective, and seems to be predicated on a bank deadline. Interest rates are going down, and if it's a good project, it will find a lender. It is not your job to help the financing, it is your job to help Green Valley, to help Arlington residents. If you think the tax revenue is going to close your budget gap, ASF has said before residents cost more money on average than they bring in, so it seems foolish also from a fiscal perspective. The applicant pursuing this \$300 million investment aided by your giveaways is the only one getting a good deal if you vote yes on the staff plan. As a result of this project and its unprecedented giveaways, ASF calls on the county to reset its land use, zoning and site plan process. We must not channel residents into outcomes conflicting with their stated desires and neighborhood plans. And we are just baffled at the Board and Commissions acting like hostages to dumb density. One commissioner bemoaned how we only ever build market rate units, like these, and said she shared concerns at gentrification, but then said "I don't know what we can do" and voted yes on the project. This is a dynamic of failure, civic disillusion and we hope it ends here.

Vote no on 531 units, 9 affordable, with one outlet to 24<sup>th</sup> St. and 85' towering over a landmark of American history. Vote no on a mismanaged process of community benefits. Vote no for a project that leaves out people of color and

makes a mockery of the county equity checklist. Instead **vote with** ASF, Vote yes for delay and fairer density, for the coalition that has brought Black, White, Hispanic, north and south together. Vote with ASF and commit to investing in ways to raise black and Hispanic incomes and allow them to move into market rate units. Vote yes for new process that doesn't pre-cook outcomes, vote yes to the facts that ASF has brought you.

Thank you

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