

## **Speak out to Oppose the Biggest Change in Arlington in Decades - Two Minutes with the Arlington County Board**

### **What is At Stake?**

On January 21, the County Board will conduct its first formal public hearing and its first vote -- with unlimited opportunity for public comment -- on the Missing Middle Housing Study launched in December 2019. This will determine if single-family residential areas will all become multi-family residential areas, contravening principles of the County's Comprehensive Plan. This vote is as a bellwether for similar zoning efforts in both the DMV and across Virginia. Unfortunately, many leaders on both sides of the political aisle support the pro-development Missing Middle agenda, notwithstanding this poor planning effort that marks Arlington's "pioneering" effort for the DMV.

### **What Can You Do?**

You Can speak to the Arlington County Board as it reviews the latest zoning amendments and takes a vote whether to advertise them for 30 or 60-day public comment.

### **What if I never spoke in public before?**

No problem! People young and old, first timers & "usual faces," speak at Board meetings. If you have a stake in this decision, you have a right to be there and speak!

### **What will this look like?**

Check out our [sampling](#) of what people recently said on Missing Middle in a similar format as a Board meeting. Most were just regular homeowners and renters. Or watch three residents speak to the County Board on December 17 about [redevelopment of Macy's at Ballston Mall](#) (begins at minute 1:29:16.)

### **Do I have to speak in person?**

No. You can speak by phone or via Microsoft Teams. You'll get details upon registration.

### **How long can I speak?**

Likely 2 minutes, maybe 3 (the Board will announce later). You can always do less. Be aware they cut you off at your requested time limit. Whatever you decide, print out your text and practice several times.

## What should I say?

Speak your mind! It's better to pick 1-2 points and speak on those in more detail. Examples and personal or professional experience are great to add in.

## Can I send written comments instead?

Yes, submit them by January 20 via email to [countyboard@arlingtonva.us](mailto:countyboard@arlingtonva.us). The Board likely will encourage written comments to save time, but oral comments have wider reach among the media and other residents, so we hope you will find a way to speak.

## Can I use visuals, like a picture or slides?

Yes! But we recommend you not use slides if this is your first time as a speaker. You can either upload the slides as part of the online registration or you can send them to the same email as written comments, noting your name and agenda item number.

## Does ASF have facts I can use, or topic suggestions?

Yes! We've spent months compiling and analyzing data. ASF has [key topics detailed](#).

## How do I sign-up to speak?

To speak, submit your [Regular Meeting registration](#) online (**this link will not be available until approximately January 13**). You may also register in person up to 9:00am on January 21. In this case, you can fill out a [speaker slip](#) and hand it to the clerk in the 3rd floor foyer of 2100 Clarendon Blvd. To register electronically, you need the following info:

- Your name, address, and email;
- Confirmation you are speaking on a **"regular agenda"** item
- The relevant agenda item (starting January 13, [search here to see if the January 21 agenda has been posted](#), then scroll to find the agenda item for the Missing Middle topic, which will appear as follows:
  - "SUBJECT: Request to advertise public hearings by the Planning Commission and County Board to consider the following:
    - A. Amendments to the General Land Use Plan (GLUP) Booklet and Map to establish land use goals and policies to support a wider range of housing options in lower density residential areas; and
    - B. An ordinance to amend, reenact, and recodify the Arlington County Zoning Ordinance (ACZO), including Articles 3, 10, 12, 13, 14, 15, 16, and 18, to establish regulations for Expanded Housing Option Development for properties zoned R-20, R-10, R-8, R-6, or R-5 [Attachment B] find the Missing Middle Housing Draft Zoning."

## What time will I speak?

It's hard to say. 2-minute speakers go first, followed by 3-minute speakers, then organizations speaking for 5 minutes. **Within each category, speakers are called in the order of registration.** The meeting may last several hours, so sign up early (start trying January 12 or 13) if you want to be among the first speakers. If you attend in person, a member of the clerk's staff will be in the foyer and can advise your speaker number. You *may also* be able to learn your order of appearance by emailing [mkushnir@arlingtonva.us](mailto:mkushnir@arlingtonva.us) a day or so after you register.

### **Should I stay to watch the entire meeting?**

You may stay, but you only need to be there for your portion of the event. Please respect all speakers and the Board (i.e., no booing!) ASF will provide signs to hold up in the Boardroom; we will likely will have one area reserved for our supporters.

### **If I Come or Log-on to Microsoft Teams at 9:10, What is the Timeline?**

The Board Meeting begins at 8:30 with public comments, then moves to "consent agenda" at 9:00 am, and quickly moves to "regular agenda" items. **The Missing Middle (or Enhanced Housing Opportunity) zoning agenda discussion may therefore start as early as 9:10 am, with the following segments (and a possible lunchbreak):**

- Staff Presentation on the Enhanced Housing Options;
- Remarks by County Commissioners;
- **Public Comment (this is your part);**
- Discussion by the County Board;
- Vote on a Request to Advertise the New Arlington County Zoning Ordinances and General Land Use Plan booklet.

### **Can I watch the meeting in real time?**

If you choose not to speak, or you want to track progress towards your speaker slot, you can stream the meeting on the [County's YouTube channel](#) or watch on cable (Comcast 25 & 1085; Verizon FiOS 39 & 40).

### **What Do I Do Next?**

Please let us know, via [asf.virginia@gmail.com](mailto:asf.virginia@gmail.com), whether you would consider speaking and we will send you updates, including the date registration opens. There is no obligation to speak even if you sign up with us, this just lets us send you updates. You may unsubscribe from the "speakers update list" at any time.

### **What is Missing Middle?**

The current plan -- with changes to both the General Land Use Plan and related zoning provisions -- has multiple, complex, and some never-explained options for major new construction that violates the county's pledge to "[preserve and enhance existing single-](#)

[family and apartment neighborhoods](#)" (p.6 of the General Land Use Plan booklet.) ASF expects new zoning will authorize "by-right" construction of duplexes up to six-plexes or 8-plexes on every lot in areas that currently only allow single-family homes. There is also an option to allow only four-plexes on every lot (with tiering to allow up to 8-plexes on larger lots.) On-site parking requirements will be reduced, with multiple negative consequences. All options entail undefined yet extensive population growth, whether rapidly or over longer timeframes that allow the county to avoid budget projections of this infill plan. These options complicate the county's goals for tree canopy, greenhouse gas emissions, and provision of adequate infrastructure such as schools, parks, public safety facilities. Current Missing Middle proposals also contradict the county's stated policy to ensure racial, ethnic, and socioeconomic diversity, as new units will not provide affordability for lower-middle- or lower-income households.