

ASF | ARLINGTONIANS FOR OUR SUSTAINABLE FUTURE

September 7, 2022

Chair Weir, Commissioners, staff, thank you. I am Anne Bodine; I am speaking today on behalf of Arlingtonians for Our Sustainable Future or ASF. I'd first like to endorse the comments of Mr. Gearhart and Mr. Karten.

ASF is asking that you not amend the GLUP, for this parcel from Service Commercial to Medium" Office-Apartment-Hotel. For the following reasons:

- ASF is concerned that Arlington has not yet planned adequate infrastructure, or services nor budgeted for the consequences of a commitment made in 2018 under then current zoning to allow up to 63,000 more residents by 2045. That is a significant increase in population.
- Since 2018 the county has authorized bonus density or more intense land use for LEED certified buildings, for senior living complexes, for affordable housing complexes, for two new Amazon campuses, for the new Pentagon City Sector Plan, for the new Clarendon Sector Plan, and is looking at raising height limits in Crystal City and intense infill with Plan Langston Boulevard. **These plans and the Missing Middle effort apply the same poor logic: that there is no need to plan for large numbers of people that higher land use makes certain.**
- Pentagon City plans alone will add 12,000 new people. But they got no community schools, no community owned park with a ballfield, no community center. Every month you and then the board vote yes on code exceptions for more infill, massing, setbacks, reduced parking ratios, or penthouses that don't count towards gross floor area. Such massive gifting to developers and shortchanging of residents is not sustainable.
- On Courthouse West, 12 stories, much less 16, is even BEFORE site planning piles on new density. Even with bonus density, this is not the path to true and responsive affordable housing, it's not the path to green building; it's not the path to new parks or schools. Until the county - with your

help - settles on a new formula where the public sees full benefits from the infill, up front and forever, our opposition remains steadfast.

So ASF asks that you provide for Courthouse West Site-specific fiscal and environmental impact analyses, and that you project the demographic impact of added density to a corridor that is only 5% black. How do we explain that already low number, wasn't density the key to diversity?

Absent any analysis, ASF does not agree to any upward ratcheting of density.

Thank you very much