

COUNTY BOARD OFFICE
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Arlington View Civic Association P 2: 20
Home of the first Neighborhood Conservation Plan

May 31, 2012

The Honorable Mary Hynes
Chair, Arlington County Board
2100 Clarendon Boulevard Suite 300
Arlington, Virginia 22201

Subject: Request to postpone the Board decision on Neighborhoods Plan for Arlington View, contained in the Columbia Pike Land Use & Housing Study, until October 2012 meeting.

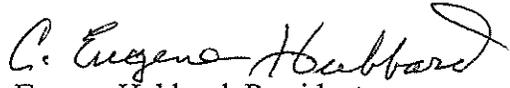
Dear Ms. Hynes,

The Arlington View Civic Association, on behalf of Arlington View residents, requests that the Arlington County Board postpone making a decision on application of the Neighborhoods Plan for the Arlington View community. We do not express a position on the application of the Plan to other areas of the plan's study.

A called meeting of our Civic Association, May 24, 2012, we received a briefing from the Arlington County Planning Staff on the Col Pike Land Use & Housing Study. The meeting was well attended, The Staff's briefing of the Neighborhoods section revealed that Arlington View residents required more information on the range of development options that the County Board would consider appropriate for the Arlington View Neighborhood. Specifically, our residents are concerned about the plans for the George Washington Carver Homes and the Arlington View Terrace Apartments. It was agreed that, our community will need sufficient time to properly evaluate those options to ensure that any development, beyond that permitted by-right, preserves to the greatest extent possible the neighborhood many residents have grown up in and many others moved to for its special characteristics. In addition, measures that allow harmonization of the rest of the neighborhood with a more intensive development of these properties will also need to be thoughtfully considered.

The Arlington View community is prepared to work with the Arlington County government as well as the owners of George Washington Carver Homes and the Arlington View Terrace Apartments, to try to advance individual and broader community objectives, but which do not diminish the economic interests of residents or the livability of the Arlington View community.

Therefore, we respectfully request that the Arlington County Board consider the application of the Neighborhoods Plan, with respect to the Arlington View community, no earlier than at your October 2012 meeting.

A handwritten signature in cursive script that reads "E. Eugene Hubbard".

Eugene Hubbard, President
Arlington View Civic Association
1635 South 13th Road, Arlington, VA 22204

Mrs. Florence H. Ross, Secretary

To: Members of the County Board
From: Sarah McKinley, Vice President
Columbia Heights Civic Association

The Columbia Heights Civic Association wishes to file comments on the Columbia Pike Neighborhoods Plan, an outgrowth of the study on Land Use and Housing that was conducted in 2011. While many of our members participated in the Charrette on housing needs, it does not follow that this report, with recommendations written by County Staff, represents the view of our neighborhood. In fact, we believe that there is a disconnect between the concrete recommendations included in this study and what was presented to the community in the Charrette. We appreciate that the County has extended discussion on this plan for another month, but that still isn't enough time for us to organize meetings to discuss this plan, which will impact residents near Columbia Pike for decades to come. We respectfully ask for more time, and more opportunities to discuss these plans with the thousands of people who will be affected.

We have always supported affordable housing but believe that this requires greater dispersion county-wide. This plan suggests that the entire focus of affordable housing in Arlington will be centered on the Columbia Pike corridor. In addition, the county continues to refer to a "toolbox" of incentives to achieve committed affordable housing units. However, the only viable option is the promise of increased density—a plan that merely provides economic incentives to developers. This heavy reliance on density may have negative impacts, including inadequate parking, increased traffic, loss of public open space and increased burdens on schools and utilities. We don't believe that these issues have been fully vetted in the community or thoughtfully addressed as a policy issue.

Planned density doesn't always work, and the initial development of Crystal City and Rosslyn are cases in point. We believe that the County should place as much attention on the need for affordable business, as it has on affordable housing. We don't want Columbia Pike so gentrified that we drive away small businesses, like car repair shops or small venues that have been here for years, only to be replaced with chain restaurants.

We understand that change is coming to the Pike, but we want that change to reflect community priorities.

Sincerely,

Sarah McKinley