

# Community Input: Melwood Residential Special GLUP Study

## Project Engagement

VIEWES	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
1,089	240	1,984	356	84

The proposed guiding planning principles are intended to provide context-sensitive guidance for this site. Please indicate how strongly you agree or disagree that each of the following principles is important for this site.

	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
1. Ensure building scale, massing, and materials complement the surrounding area, including the adjacent Nelly Custis Park.	50% Strongly Agree	12% Agree	12% Neither Agree nor Disagree	17% Disagree	10% Strongly Disagree
2. Provide for attractive and welcoming pedestrian-level conditions through landscaping, other biophilic design, and underground parking.	64% Strongly Agree	20% Agree	9% Neither Agree nor Disagree	- Disagree	7% Strongly Disagree
3. Enhance access, connectivity, and safety for all modes of travel in and around the site.	44% Strongly Agree	35% Agree	10% Neither Agree nor Disagree	2% Disagree	8% Strongly Disagree
4. Prioritize open space, tree conservation, and sustainability, by minimizing increases to the building and paving footprint.	63% Strongly Agree	13% Agree	11% Neither Agree nor Disagree	3% Disagree	10% Strongly Disagree

222 respondents

Please share any additional topic areas that you believe should be covered in the proposed principles.

The GLUP should NOT be amended for this property. This survey is entirely biased towards the Melwood corporation and not the voices of the neighborhood residents. The decision to tear down a historic building and burden our roads and water infrastructure clearly seems financially motivated rather than community motivated.

yesterday

I oppose the building as it will create more traffic and density, which is not consistent with the sector plan or neighborhood, destroying a historic structure, taking away community green space. The building is 100+ units and only 25-30% will be for people with disabilities, so it's really just an apartment building.

yesterday

Keep the historic melwood building! We don't want a high rise to ruin the culture of our family-friendly neighborhood. At the very least, please prioritize preserving the green spaces in the park and surrounding area.

yesterday

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This survey does not allow for the concerns of the neighbors. If we say we Strongly Agree to ensure massing to complement the Nelly Custis Park, we are saying we OK a 60-foot tall structure. Likewise for the other elements. The point is we do not want an enlarged facility on the site. Period. What about the water issues in the neighborhood. The county cannot manage the water from a normal rainfall at the intersection of Hayes and 24th St. It constantly overflows and then in winter freezes.

yesterday

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This site is not completely surrounded by SFH areas. There are other uses on most sides of the site. It is an appropriate location for this nonprofit to better utilize its property without disturbing the many uses and heights in the immediate area.

yesterday

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There is already a park on this site. For that reason, we should make good use of the building itself to meet these important community needs of housing low income households and persons with disabilities.

yesterday

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I oppose the melwood building due to traffic, density, not consistent with the sector plan or neighborhood, destroying a historic structure, taking away community space, impact on the trees.

yesterday

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Construction of a variety of housing types and prices at a range of heights and densities, including in walkable neighborhoods, is important. It's particularly important to keep on mind housing opportunities for people with disabilities.

yesterday

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An option of not expanding the existing building should have been included. This project is inappropriate for this neighborhood and should have been included in one of the many other building projects recently proposed for Crystal City.

2 days ago

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Ensuring affordable housing particularly for the disabled served by Melwood.

2 days ago

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Affordable housing and housing for people with disabilities should be a priority for Arlington. Diverse housing types should be distributed throughout the county.

2 days ago

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Light. Tall buildings block light.

2 days ago

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This project does not fit within the scale of the neighborhood nor were the adjacent neighbors consulted. The infrastructure is not suitable for a massive project of this scale. It is absurd to be considering a project of 100+ units that will tower above the rest of the neighborhood.

2 days ago

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Strongly disagree with the proposal and the impact to the community and surrounding don't area. That type of housing facility does not align with the neighborhood.

2 days ago

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Do not conflate the use of green space with the height of the building. This is misleading.

2 days ago

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The current building is also used as a voting booth during elections which benefit the people who live in the area by giving them easy access to a voting booth. My house is located on 25th St S just south of the building and I've used that location to vote during elections so I think that characteristic needs to remain. I think it would be a good idea to have a footpath between the park and the building and have restaurants facing the park and open up the park so parents can watch their kids.

2 days ago

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The above questions imply it is a forgone conclusion that rezoning and increased building density is inevitable. For clarity, as a resident of this neighborhood, I strongly oppose a 5 story apartment building being built on this site. This is one of few single family neighborhoods left in this area and is already experiencing significant growth just blocks away where there are more appropriate locations for apartment buildings and the accompanying parking and safety factors required.

2 days ago

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Please ensure adequate parking (thus not taking away street parking, which is already difficult). I'm also concerned about whether this will still be our voting precinct and no longer having easy surface parking will dampen voter turnout. Many of us in the neighborhood don't have the physical ability/time to walk the distance that'd be necessary to get to 1+ buses in order to vote, so that could mean fewer voters. I certainly hope you don't \*intend\* to lessen our turnout for political reasons.

2 days ago

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Please ensure that there's adequate parking (thus not taking away from street parking, which is already difficult). I'm especially concerned about whether this will still be used as our voting precinct because I think it will dampen voter turnout if there isn't easy parking. Many of us do not have the physical ability or time to walk the distance that'd be necessary and then wait for at least 1 bus to get here, which would mean fewer voters. I hope you don't \*intend\* to lessen our turnout.

2 days ago

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23rd street, although it has residences, is not a quiet neighborhood street. i think we should allow 5 story development along that street from eads through the baptist and catholic churches.

2 days ago

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I have no means of transportation

2 days ago

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Pricing for alleged "affordable" housing for the disabled. Needs clarification. Should provide numbers. Estimate price for other non-disabled specific apartments should be provided as well.

2 days ago

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I'm strongly opposed to the building of any new med-high occupancy projects in in the Arlington Hills area. With traffic already greatly disrupting the quiet neighborhood, family housing being replaced by more densely rented housing (Louis's company), and Amazon already drawing in higher demand, I feel that now, more than ever, we need to protect our current calm neighborhood from hustle and bustle. I'm not interested in approving any projects that will exacerbate our already worsening problems.

2 days ago

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The appropriateness of the GLUP Amendment process itself is in question as area has been subject to planning. The plan is to keep this site as is. This is documented in the GLUP, the Aurora Highlands neighborhood conservation plan, the Crystal City Sector Plan, and this area is outside of the Aff Housing Plan map area.

The local neighbors and the Aurora Highlands Civic Association are firmly against the project. Where are the questions regarding whether this project is appropriate at all?

2 days ago

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1. There is an assumption that the GLUP Amendment process is appropriate. The GLUP Amendment as requested for a single site is an example of "spot zoning" which is illegal in Va, which requires comprehensive zoning.
  2. About a third of the existing site is zoned Residential R-6, this fact was excluded from the survey introduction.
  3. The current GLUP map no longer shows the property zoned as "Public" but zoned "C-1". When did this zoning change happen, and under what process?

2 days ago

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This is not an appropriate location for such a huge building and so many people and cars. Also, these are not appropriate questions as they treat approval as a done deal. I'm disgusted with the treatment of residents of south Arlington by Arlington County.

2 days ago

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A commitment to public safety and access to the park should also be prioritized.

2 days ago

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Where would the residents of the 105 proposed apartments park cars? Underground? Where would the driveway to the building be? Where would those of us who have voted at the Custis School, SOC, and Melwood site since the 1970s vote in the future? Arlington needs schools. This site should be returned to Arlington and restored to a school.

2 days ago

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When Melwood merged with Linden and acquired its assets, they should have known the zoning of the site. If Melwood no longer wants to carry out that mission, they should return the school to the County so that it can go to an organization prepared to continue the public and educational use. We have plenty of other spaces in Arlington zoned for multi family residential use and precious few zoned for public good. No reason to lose this one just because Melwood doesn't want to comply.

2 days ago

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Angle of the sun and extent of the building shadow. Preservation of existing trees/green space plus addition of more trees/Greenspan. Noise/fumes from additional traffic. All traffic to enter/exit from/to S 23rd St - no traffic onto/from S 24th St or Grant St S.

2 days ago

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Bordering this site is one of the most desirable neighborhoods in Arlington (Arlington Ridge/Aurora Hills). High property values and taxes. Our schools are already at capacity (what a difference 5 years make!), and roads/congestion are already at their limit. We are feeling the impact, badly. Amazon, airport changes/noise. ENOUGH ALREADY!!!

2 days ago

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Affordable housing/universal design are always wanted for residential housing.

Note: I live zipcode 22202. (I was unable to enter this later in the survey but can here, so I am.)

2 days ago

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--The County needs as many affordable units as possible--including those for seniors.

--Affordable housing/universal design are wanted for all residential housing, for all ages.

2 days ago

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These are silly questions. The neighborhood doesn't want the proposed development. Do a real poll.

2 days ago

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Strongly disagree with developing this location for many different reasons (environmental, societal, neighborhood makeup, congestion, tree line, sewer water, strong drainage)

2 days ago

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This proposed development is NOT compatible with the surrounding low density neighborhood and, indeed, provides the opening for destroying that neighborhood. If Melwood wants to expand in this manner, it should sell the property back to the County and move its operations into one of the empty Crystal City buildings already zoned for higher density, thereby allowing it to partner with Amazon both as to affordable housing and employment opportunities.

2 days ago

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Nobody in the community wants this apartment building to be built here, it will take away from the culture and history that makes this neighborhood so charming.

2 days ago

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Do not build more than 3 floors. More than that or an increase in footprint should not be allowed!!! That will be the opposite of promoting community.

2 days ago

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I also strongly believe that the County (or School Board) should reacquire the site and use it for a restored elementary school or for a library branch or community center. Melwood should move to Chrystal City for it expansion plans. Authorizing increased density on that site is strongly contra-indicated! This neighborhood is already surrounded by very dense zoning.

2 days ago

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The land use plan should not be changed to accommodate this project. There is no way for the parcels to handle the increased density without a serious decline in quality of life for the surrounding neighbors. The increased traffic will make an already busy stretch of road unbearable for vehicles, cyclists and pedestrians. It is inconsistent with the neighborhood plan and should be rejected.

2 days ago

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Historic preservation and character of the neighborhood, access and use of the property by community groups, and impact on neighboring houses of worship.

2 days ago

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This proposed use indelibly alters the neighborhood in a negative way. I and many others in the Arlington community strongly oppose changing the zoning and changing the use of this land. The questions in this survey failed to provide sufficient outlet for my concerns. I fear that Arlington county will not hear or incorporate these concerns while this rezoning and marked change to land use is pushed through over the objections of the majority of the neighborhood. Keep zoning as-is.

Don't build

2 days ago

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Subjective aesthetic concerns should not be a basis for restricting new development/housing

2 days ago

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I oppose the five story building in a neighborhood full of single family residencies.

2 days ago

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I strongly oppose this proposed change to land use in what is primarily a family housing and low impact commercial area. The proposed change is not consistent with the infrastructure of the area and would only further exacerbate traffic problems

2 days ago

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Melwood allows many to use its parking lot currently. It has promised to continue to allow the community parking that currently happens. What will happen when that goes away?

2 days ago

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This proposed project ignores the sector plan and inappropriate proposes a large structure that will destroy the open space and trees, dwarf the park, create density on already overloaded streets, destroy a historic building, does not follow the zoning of the area, increases school crowding, traffic and parking issues. Oppose the building. It's one of the few community spaces the neighborhood has left. Don't take it away!

2 days ago

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I oppose this building and renovation. It will add traffic, is inconsistent with neighborhood, will destroy a historic structure, and take away community space. Please do not renovate this building in this way.

2 days ago

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The timeline of construction should not be unnecessarily too long

2 days ago

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I would appreciate it if the architecture and design language was not generic, but classical in scope. Something beautiful In the traditional sense of the term... perhaps you could use an architect like Quinlan Terry

2 days ago

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I strongly DO NOT support the rezoning and building of a middle income housing structure on 23rd street in Arlington, we already. are overpopulated and cannot support a building like this with our already inadequate infrastructure, The traffic on 23rd and Route 1 is horrendous and a building of this size does not match our current neighborhood structures. Find a place in Pentagon Row or Crystal City which is already zoned for this type of structure.

2 days ago

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This proposed use indelibly alters the neighborhood in a negative way. I and many others in the Arlington community strongly oppose changing the zoning and changing the use of this land. The questions in this survey failed to provide sufficient outlet for my concerns. I fear that Arlington county will not hear or incorporate these concerns while this rezoning and marked change to land use is pushed through over the objections of the majority of the neighborhood. Keep zoning as-is.

2 days ago

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I strongly oppose the development of the melwood building due to traffic, density, not being consistent with the sector plan. It's not consistent with the neighborhood values and principles. It takes away a community Center and has negative impact on the natural setting, tree line and further strains the storm water infrastructure

2 days ago

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I oppose the building because of traffic concerns and inconsistency with the neighborhood.

2 days ago

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I vehemently oppose the this building. This is already a very high density area where the roads are heavily congested. Additionally, this would be a neighborhood blight that would take away existing community space, involve tree removal, and the removal of a historic structure. This building is at odds with the sector plan and is not compatible with the current neighborhood. This building would result in additional safety hazards and an unsightly eyesore.

2 days ago

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This neighborhood is already struggling with the massive influx of population in Crystal City. Our schools don't have enough staff, our roads are clogged, we simply don't have infrastructure to accommodate this too!!! This is a neighborhood, not a metropolis! Please slow down and think about what you are doing!!!!!!!

2 days ago



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Can the objectives of the applicant be met in a facility whose scale is in keeping with the neighborhood, and if not, maybe this is the wrong project.

2 days ago

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None of these priorities matter.

This building should be much larger than what is proposed. Stop micromanaging the details and approve their application.

2 days ago

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Nine of these priorities matter.

This building should be much larger than what is proposed. Stop micromanaging the details and approve their application.

2 days ago

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Sustainable features of the building itself -- energy usage, green roofs

2 days ago

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We need to allow for optimization of the space to allow the building to grow with the increasing needs of our community

2 days ago

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priority should  
be around improving housing stock and providing affordable housing

2 days ago

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This is on the boarder of a commercial area and the requested stories seem reasonable especially for the number of additional housing units - a win-win.

2 days ago

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A 5 story building encroaching on a neighborhood of residential housing is not good for any homeowners, and decreases property values. This building should not exceed 2 stories.

2 days ago

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Anything that expands the current density and footprint of the existing structure would be irreparably detrimental to the neighborhood, traffic patterns, and community in general. While the area is mixed-used, the predominant use is residential. That needs to be respected as any proposal to reimagine this building and its use needs to conform to the look and feel of the existing neighborhood.

2 days ago

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I do not support the change in zoning. It is too much density for the neighborhood and it is completely out of place for that block.

2 days ago

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I feel that changing the land is plan even for a good cause and affordable housing should give substantial community benefits like expanding the park. The items above, although all great don't really do anything for the neighborhood

2 days ago

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Providing support and housing for persons with disabilities

2 days ago



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The massing and height of the building should be consistent with the current fabric of the historic neighborhood. This was and should continue to be a public facility. It's in the heart of our neighborhood and converting it to commercial zoning will simply increase its market value when Melwood decides that it wants to liquidate a lucrative asset. We should be looking at the long-term fabric of the neighborhood rather than granting a single developer a massive increase in scale.

2 days ago

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The county should NOT give up park space, no matter what. The county is spending millions to buy/demolish houses because we need more pervious space. Don't let a worthy cause cloud your judgement!

2 days ago

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Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities.

Increase the supply of Affordable Housing in walkable neighborhoods

Support housing for residents with disabilities

2 days ago

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The historic building, its footprint and height, the density of the property and public use should be preserved. The zoning should not change. A five-story, multi-family building that merely claims to have the "potential to maintain or interpret historic facade" would be too disruptive to the surrounding neighborhood and would place too much strain on its infrastructure. I strongly oppose this proposed change in zoning.

2 days ago

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These are leading questions and the staff slide show/presentation did not accurately demonstrate the disruption that would be caused to this historic building and the surrounding areas. A 5-story housing unit is absolutely NOT comparable to the 40' steeple of a two-story church across the street. There is not the appropriate infrastructure to add a multi-family, multi-story structure into the middle of this small neighborhood.

3 days ago

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I am furious about this proposed project. The community cannot support it. The roads and schools are already overcrowded. So many people voted against the "Missing Middle" and people's concerns are being ignored.

3 days ago

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Just because melwood is a noble organization does not mean this should be approved. What's to prevent the entire block becoming the same size and density in the middle of a well established single family community.

3 days ago

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Retention of public land. As population density in south arlington continues to increase county may need to repurpose this public land back to Arlington Public School system.

3 days ago

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In reference to the park in the back of Melrose, the county just finished renovating it a while back, so why are we wasting our tax dollars by fixing it up then tearing it apart just so the county can add what can only be described as overcrowding our neighborhood. We like it the way it is. Peaceful and quiet. We have enough traffic cutting through our neighborhood streets as it is. We don't need more!!!!

3 days ago

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None of the above options allow the community to voice their opinion of whether or not the county should even consider changing that site into a multi-level overcrowded site! The Melrose facility has been an important part of our community and by adding hundreds of more people, cars and pollution from the traffic it will completely shut down 23rd street. With the Amazon site and it's families arriving, Melrose may have to be returned to a school for those kids. The county should not allow it.

3 days ago

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Not putting a giant apartment building in the middle of a single home neighborhood

3 days ago

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Sustainability etc should not be used to justify decrease in the building size.

3 days ago

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Any density changes to existing site must include sufficient parking.

3 days ago

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I do not think this project should be allowed -- it is terrible for the neighborhood. We do not need this size building on a residential street. Do not approve!!!!

3 days ago

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Increase business integration into the life of the community

3 days ago

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I have lived here since 1968 and the zoning on 23rd Street has never been questioned. For years I was involved with zoning and transportation matters for ARCA. The proposed rezoning violates the principles of protecting, preserving, enhancing and maintaining our neighborhood. This is spot zoning in the middle of an established C-1 neighborhood that transitions to a basically R-6 neighborhood. The one story C-1 struck

3 days ago

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Aurora Hills is already overly congested. Please do not exacerbate the situation with an influx of more people and cars.

3 days ago

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I have no other topics to add to the proposed principles.

5 days ago

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I wholeheartedly support the affordable inclusive housing project aimed at providing suitable living options for people with disabilities. It's crucial that we foster an environment where everyone has equal access to safe and comfortable housing, regardless of their abilities. By investing in affordable inclusive housing, we are not only promoting social equality but also enhancing the overall well-being and quality of life for individuals with disabilities.

5 days ago

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As a resident of Arlington County of Virginia, for over 45 years, who has lived a life with a disability, I strongly oppose building a site only for people with disabilities, putting people with disabilities in separate housing is not inclusion, it's debilitating each person's disability. In my lifetime, I have seen opportunities for other minorities expand and now permanent housing for only people with intellectual and developmental disabilities is NOT acceptable.

I oppose!

5 days ago

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Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities.

Increase the supply of Affordable Housing in walkable neighborhoods.

Support housing for residents with disabilities.

5 days ago

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Arlington needs to welcome more residents and businesses; we can do through by allowing more to be built on our land, which simultaneously allows us to preserve open and green space in flood plains and near creeks and rivers. More housing is needed closer-in to DC, which is greener than pushing potential neighbors further out into the suburbs.

5 days ago

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The 5 story building is too large for the area and will change the neighborhood dynamic for the worse

6 days ago

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The general scale of the building should be considered given the surrounding neighborhood. 5 stories of low-medium residential would have a big impact on the neighborhood and potentially set an unwanted precedent for the area. Although I recognize the need for disabled and affordable housing units, I would like to see that done in a way that more seamlessly fits with the neighborhood.

6 days ago

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Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities.

Increase the supply of Affordable Housing in walkable neighborhoods

Support housing for residents with disabilities

6 days ago

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The site should remain as is and should be rep"Public" (Parks [local, regional, and federal]. Schools [public]. Parkways, major unpaved rights-of-way. Libraries and cultural facilities.)

6 days ago

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Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities.

Increase the supply of Affordable Housing in walkable neighborhoods.

Support housing for residents with disabilities.

6 days ago

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Equity

6 days ago

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WHy cant they just devlope this in an area where they dont need to change the land use. They knew the designation as PUBlic when the building was acquired. What about using one of JBG Smith emtoy building on Crystal Drive instead?

6 days ago

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Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities.

Increase the supply of Affordable Housing in walkable neighborhoods

Support housing for residents with disabilities

6 days ago

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The building size and scope should match the surrounding area and neighborhood. We all live in this neighborhood because it is quiet and green and not surrounded by high rises.

7 days ago

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The applicant wants to construct a new, primarily residential building of approximately five stories for both Melwood operations and affordable housing units.

Totally opposed to this project!

7 days ago

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I strongly oppose increasing the size and density of the proposed changes to the Melwood original proposal.

7 days ago

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Currently a program called SustainableScoop has a studio in Melwood. We ask if the plans included a surface or garage level where bicycle parking is assessable for students and participants.

The cost of traveling to and participating in a program is expensive. This limits the students that have access to our program. By providing safe, free, and accessible parking for diverse travelers is important to the community and our organization.

7 days ago

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We strongly oppose turning Melwood into an apartment building in the heart of our neighborhood. It's where we have our annual tree lighting, where we vote, and where we walk by every day.

8 days ago

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\*Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities.

\*Increase the supply of Affordable Housing in walkable neighborhoods

\*Support housing for residents with disabilities

8 days ago

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A multi story apartment complex is not appropriate for this site. It will take away valuable neighborhood green space, create an unnecessary increase in traffic on an already busy 23rd St S and sets a poor precedent. Please do not rezone this space.

8 days ago

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Subjective objections to aesthetics should not be considered.

8 days ago

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Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities.

Increase the supply of Affordable Housing in walkable neighborhoods.

Support housing for residents with disabilities.

8 days ago

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Within open space, should be a consideration of the park and the need for expansion with additional residents who have children.

9 days ago

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We need to consider what precedents are being set for potential rezoning along 23rd Street and the blocks surrounding this site; impacts on existing infrastructure; and needs for future infrastructure; and whether the low density development surrounding this site is worth preserving.

9 days ago

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Ensure that the de facto use of Nelly Custis Park as a primary meeting point and recreation area for children across the Aurora Highlands neighborhood is not impeded, and ensure that there is safe passage of children across Aurora Highlands to get to Nelly Custis Park.

10 days ago

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Honestly I'm less concerned about the aesthetics than I am about making use of the property for affordable housing. Access to housing with transit should be the primary impetus with aesthetics coming second.

10 days ago

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You should ensure that this building does not negatively impact the surrounding neighborhoods in terms of traffic, pollution, and crime. There is concern about so many people living/working in this building, which is essentially in the middle of a neighborhood which is already experiencing high traffic/pollution/crime from the large number of buildings/offices that are already in existence on this block.

10 days ago

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We need more affordable housing. I strongly support this project.

11 days ago

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Ensure land use aligns with needs and desires of surrounding residents and community

11 days ago

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Thus redevelopment option is absolutely essential. Providing affordable housing for a marginalized community should be a priority for our neighborhood and county. Many of the Melwood clients use public transit so maintaining easy transit access is very important.

12 days ago

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Good idea.

12 days ago

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As this are is designated "public use" in the existing zoning, significant consideration must be given to whether the local residential neighborhood's best public interest is served by converting this into a residential development, especially considering the site's history, which is only minimally addressed in the briefing materials

12 days ago

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We need more affordable housing. The need for housing for adults with disabilities is great. I personally know families who fret about the fate of their adult children when they are not here to take care of them. The location, close to transit is great. This project will make this corner of Arlington more inclusive and economically diverse.

12 days ago

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Please work with APS to make sure there is room for additional students at Oakridge Elementary.

13 days ago

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Impact to the neighborhood.

13 days ago

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Our daughter currently lives in Gilliam Place, an Our Stomping Ground Property with set aside units for individuals with developmental disabilities (DD). Over the last 4 years an incredible community has developed at this property and we are excited about seeing another property that is anchored by programming and neighbors with DD. Thank you!!

13 days ago

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I support providing resources for people with disabilities. The county must provide for enough parking. The current 50% ratio to new units is unacceptable. The county needs to review how this new structure will impact traffic on 23rd Street, particularly since it recently allowed an expansion of a school at 935 23rd Street. Additionally, the Arlington Ridge and Aurora Highlands neighborhoods lose power frequently. Any increase in housing must require investments into upgrading the power grid.

13 days ago

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I think this is a needed project in arlington.

13 days ago

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The population size for this proposal is hugely out of line with the neighborhood. The parking and infrastructure for residents, visitors, deliveries, and workers are not appropriately accounted for. There are already very few parking spaces in our neighborhood and large traffic backups on south 23rd Street. The traffic will spill over into the neighborhood. This is an all-out bad idea. We have empty high-rise buildings in "National Landing" that are not occupied. Can we make those work?

13 days ago

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I hope Arlington will approve and support this project

13 days ago

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Arlington desperately needs more affordable housing in walkable, transit accessible areas. Housing for people with disabilities is also a high community need.

14 days ago

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I am a forty year Arlingtonian and express my support for the proposed redevelopment of the Melwood property at 750 23rd St S property. Melwood has been a client of my firm and we support their mission and their clients. Thank you. Carolyn Carlson (703) 358-9413

14 days ago

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As a long-term resident, I have witnessed the charm and tranquility of our community, and I firmly believe that the addition of another building would only exacerbate the issues of congestion and disrupt the delicate balance we currently enjoy.

15 days ago

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valuable project that should be permitted

16 days ago

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valuable project

16 days ago

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This is a critical opportunity to increase the supply of in a transit-rich neighborhood. I think the proposed principals should encourage housing variety of varying heights and density.

16 days ago

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Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities.

Increase the supply of affordable housing in walkable neighborhoods.

Support housing for residents with disabilities.

(It's very important to me that affordable housing be built and 25% of it reserved for people with disabilities. My boyfriend's brother is someone who would benefit from this type of housing, and there is a severe shortage of it.)

16 days ago

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Please focus on the following in addition to the already cited guidelines:

1. Increase supply of housing by encouraging denser home production
2. Increase supply of affordable housing in walkable neighborhoods
3. Support housing for residents with disabilities

16 days ago

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Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities.

Increase the supply of Affordable Housing in walkable neighborhoods

Support housing for residents with disabilities

16 days ago

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Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities.

Increase the supply of Affordable Housing in walkable neighborhoods, especially those adjacent to good transit, since the 23B serves this area directly.

Support housing for residents with disabilities

16 days ago

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Increase the supply of Affordable Housing in walkable neighborhoods.

Support housing for residents with disabilities

16 days ago

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Increasing the availability of housing is the most important principle. We don't need to be policing how well materials complement the surrounding area.

16 days ago

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I believe as much affordable housing, especially housing for residents with disabilities should be integrated into this project!

16 days ago

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Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities.

Increase the supply of Affordable Housing in walkable neighborhoods

Support housing for residents with disabilities

16 days ago

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Please focus on increasing the the supply of Affordable Housing in walkable neighborhoods and supporting housing for residents with disabilities.

16 days ago

---

Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities, particularly in walkable neighborhoods.

17 days ago

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Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities.

Increase the supply of Affordable Housing in walkable neighborhoods

Support housing for residents with disabilities

17 days ago

---

Increase the amount and diversity of the housing supply by encouraging and incentivizing the construction of a variety of housing types and prices at a range of heights and densities.

Increase the amount of affordable housing in walkable areas.

17 days ago

---

Providing more housing is in and of itself a good thing. The fact that this proposal attempts to meet a basic human need should be one the most important concerns.

17 days ago

---

I think the redevelopment of an office building into residential like this is a great idea. To the greatest extent possible, there should be efforts made to encourage public transit or make underground parking.

17 days ago

---

I find both profiles acceptable. The critical consideration is building more affordable housing in my neighborhood

17 days ago

---

This building is not appropriate inside a SF neighborhood, nor does it meet the zoning requirements. It would be fine for another location, but not where proposed.

18 days ago

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There is an underground stream between 24th and 25th St. S. The building of an underground parking lot would greatly impact the ground water in the area and cause more basement flooding issues for neighbors.

18 days ago

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Neighboring uses for context (i.e. two churches and commercial buildings). NE block corner is the location of a Metrobus stop.

19 days ago

---

If it is for affordable housing then it should be let to happen because we need more affordable housing in Crystal city or near it because it is a good place that offers a lot of new businesses that could hire special needs and get the percentage of disability residents to be working more and make it less of just relieving of the care givers for their whole day

20 days ago

---

This is an absolutely terrible idea. All of these designs are way out of proportion to all of the other buildings in the area which include single family homes and small buildings housing businesses. Allowing this change flies in the face of any zoning restrictions whatsoever. It is not anywhere close to the surrounding building size unless you have never actually been to or walked around the neighborhood. Comparing the steeple of a church to the height of a new building is disingenuous.

20 days ago

---

Millwood should not have permission to build housing at all. Check their record for their other housing. Arlington should not approve this because of that. Space and size are secondary. Also, an APS official told me in 2015 that the site could not be built on for a sorely needed public school, and Linden would not sell anyway. Linden sold, and now we hear the site can hold a larger building. Don't reward lies. Eminent domain it and build an elementary school.

20 days ago

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I don't think they should be allowed to put a high-rise in the middle of a single-family neighborhood.

20 days ago

---

Increase in density is not being addressed and it may well be one of the most important considerations. The streets are small and the infrastructure was not designed for a large populated building. Increase of cars and people is contrary to the guiding principles of preserving the areas charm, character and atmosphere. Does staff realize this?

21 days ago

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Preservation of historic building facade.

21 days ago

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This is a great place to have affordable housing with nearby walkable transportation, commercial businesses and community centers/churches and a park nearby.

21 days ago

---

Ensuring that the county has housing for disabled residents.

21 days ago



---

It would be nice to have an interesting facade to look at. Make sure the building has windows that open and balconies so it looks residential, not commercial

22 days ago

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This is a neighborhood.

22 days ago

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Do not build

22 days ago

---

As a 24th street resident one block down I wholly support the proposed uses and density, providing project design is aesthetically complementary to surrounding land uses.

22 days ago

---

The current review does not adequately address:

the core principle of retaining and promoting essential community services

the principle of precedent and the expected effects of a change on future development

the principle of preserving historical structures and neighborhood character

The restriction of 500 characters on public comment makes it impossible to provide adequate feedback on those through this mechanism. Please remove that restriction that clearly limits public engagement.

22 days ago

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1. Recognition that if we allow a developer to violate / change the existing zoning on this parcel, it will be functionally impossible to prevent other developers from eventually tearing down all of the single family homes on 23rd Street.

2. Avoid the use of loaded language such as describing a proposal to violate the by-right allowance as one that breaks the rules "only modestly."

22 days ago

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Offices. Not residential.

22 days ago

---

This site is a transition area for the neighborhood. More emphasis needs to be placed on how any structures on the site scale into the adjacent lower height residential neighborhood.

22 days ago

---

Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities.

Increase the supply of Affordable Housing

Support housing for residents with disabilities

22 days ago

---

If this project proceeds, build a new functional 60' building without 1-story spaces. Do not try to save the old building. Preserve Melwood functions and provide as many living units as possible.

22 days ago

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If this project proceeds, build a new 60' building without trying to preserve the existing building.

22 days ago

---

We should not lose or interfere with any park land.

22 days ago

---

If this is a Arlington, conducting a Special GLUP Study to evaluate the appropriateness of a request to amend the General Land Use Plan (GLUP) and change the land use designation of property located at 750 23rd Street South, shouldn't there be questions asking if it is appropriate at all? I disagree with the format and structure of this form.

22 days ago

---

Which of the preliminary massing scenarios do you believe best responds to the proposed guiding planning principles?



195 respondents

Please share your reasoning for your response to the previous question.

---

I oppose the building as it will create more traffic and density, which is not consistent with the sector plan or neighborhood, destroying a historic structure, taking away community green space. The building is 100+ units and only 25-30% will be for people with disabilities, so it's really just an apartment building.

yesterday

---

I want the option for none of the above - we don't want a high rise in Aurora highlands!

yesterday

---

This is a neighborhood of single-family homes. Because this was once an elementary school, it exists in the neighborhood. It was never intended to become an edifice housing 100+ apartments. Why there are other commercial properties in the block probably predates the current plan.

yesterday

---

More affordable housing.

yesterday

---

This area is a transition from a very active area, through this mixed use area, deeper into SFH areas. This facility will be within 1 mile of a major airport, a mall, Amazon headquarters, the Crystal City metro, and much more. We need to begin to use our land as efficiently as possible. This is an excellent example of transit-oriented, walkable, mixed use development AND affordable units, that will serve Adults with Disabilities. So much of what we seek in Arlington.

yesterday

---

Take full advantage of the 23rd St side of the building, which faces other mixed-use buildings for the height needed to create the housing above the training center.

yesterday

---

Arlington has a significant need for more Affordable Housing, especially in walkable neighborhoods. Taller buildings are a good way to meet this need, in light of limited land.

Allowing more height also allows for flexibility for lot coverage, setback, and tapering during the site approval process.

Allowing 60' in height for the new building will also help preserve existing open space and tree coverage on 23rd.

yesterday

---

Maintain existing building.

2 days ago

---

A larger building will allow for affordable units and units for adults with disabilities. Our neighborhood is very walkable and would be a good place for ppl with disabilities to thrive and access resources without going far.

2 days ago

---

The larger buildings are out of scale with the surrounding area; the plan specifies "underground parking" but not in what amount, thus I am concerned that residents will be parking on the street; the larger buildings appear to have roughly the same size paved footprint as the current site.

2 days ago

---

Project is consistent with existing commercial development in the neighborhood and with the nearby church. Taller height will allow for more open space while giving substantial housing.

2 days ago

---

Devil is in the details. Biophilic design sounds nice, but Arlington has none and this will not be first. Slide 28 (Existing Building Heights) the current building is shown as 26' tall in diagram - not 35' as stated in scenario 1: so scenarios 2 and 3 are 19' and 29' higher than current building. There is no commitment to a specific minimum number of affordable units. Disabled housing should be on first floor. Grant St. garage access will create traffic and parking conflicts with church.

2 days ago

---

The impact on the adjacent neighborhood and children's park will be significant. The footprint is too large and the applicant should look for a way to make the project financially viable with fewer units (and lower height). If they cannot make the project work, they should look for land in another neighborhood. They can look at another land swap or sale to the County (should never have been given away from the start). Plus the proposed changes to the zoning are sketchy and likely illegal.

2 days ago

---

A taller building will be detrimental to the surrounding area, especially the playground.

2 days ago

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Less impactful to neighborhood and park

2 days ago

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The current 35 foot limit in this neighborhood was carefully thought out and consistent with the other business buildings and churches in this single family home community. Just blocks away there is massive building underway that has the ability to absorb the density, parking and safety needed and should have higher affordable housing requirements. To maintain a diversity of home options in the area, we must protect the aurora hills single family home neighborhood and resist paving over it all.

2 days ago

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As I mentioned earlier I think a mixed use building in this area would provide better access to leisure for residents to grab a quick coffee and having cafes that face the park would allow parents to watch their kids and talk to each other while their kids can play in the park.

2 days ago

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Scenario 2 matches the surrounding area the best and doesn't obstruct the view too much for other buildings in the surrounding area.

2 days ago

---

This is near a much-used park and church. Neighborhood groups other than just the church membership use the church facilities. This additional density will make parking that's already difficult at times even harder and change the neighborhood's character. I'm also concerned about being able to easily park in order to vote. There's no easy/fast public transportation to get there from our houses on a workday to vote. Making it harder to vote feels a little like the beginning of disenfranchisement.

2 days ago

---

i don't think the differences illustrated are large enough to not be allowed. it is higher than surrounding buildings, but not by much. i don't believe that buildings height impacts the use of the park at all, as long as the fence remains and some tall trees

2 days ago

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Identity theft living in VA where resilience was committed from government offices and don't feel safe no transportation means all friends are not able to go anywhere due to sabotaged vehicles

2 days ago

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Impact of the current structure is well understood. Impacts of the proposed buildings are not specific nor are there any reliable estimates provided.

2 days ago

---

I'm strongly opposed to the building of any new med-high occupancy projects in in the Arlington Hills area. With traffic already greatly disrupting the quiet neighborhood, family housing being replaced by more densely rented housing (Louis's company), and Amazon already drawing in higher demand, I feel that now, more than ever, we need to protect our current calm neighborhood from hustle and bustle. I'm not interested in approving any projects that will exacerbate our already worsening problems.

2 days ago

---

This is a residential neighborhood zoned R-6 and C-1. The existing height limit is appropriate. Consider the view from Nelly Custis Park - the building already looms over the park and faces an historic residential neighborhood. Nothing about extending the height is appropriate. Period.

2 days ago

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This site should be restored to a needed Arlington public school.

2 days ago

---

The existing condition is just fine and fits in with the neighborhood. It should be returned to a public/educational use rather than converted to yet more residential areas. It is also an inappropriate site for the proposed use, as the staff report notes, there is only limited transit service. Also, how will building on the parking lot impact the agreement with the LDS church across the street, will elimination of the parking lot have an impact on the LDC use permit?

2 days ago

---

Building heights on S 23rd St are mostly 2 stories consistent with neighborhood and tree cover. Taller building would set a new unacceptable precedent and obscure church steeple. The taller the building the more energy intensive it is to heat and cool. On the east side of Route 1 there are already a lot of very tall buildings with available space for both residential and non residential uses such as is indicated will be the intended purpose of this new construction.

2 days ago

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To reduce footprint and keep as much open space as possible. Larger footprint is harder on the environment and less attractive - will look like concrete jungle.

2 days ago

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I believe I already responded here, but since I can't see the response, here it is again:  
Maximize the number of units at a site that's on a busy street, backs into a park and is bordered by large church property, in other words already has plenty of open space.

2 days ago

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This site is already occupied by a low building. It sits on a busy street and is next to a large open church property and backs into a park. This is an optimal location to maximize housing units.

2 days ago

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None of these proposals seems appropriate give the location, neighborhood, etc.

2 days ago

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I do not accept any of these proposals as regenerative, ecologically and environmentally responsive to the needs of the 22202 area.

2 days ago

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The smallest one possible since no one wants it built

2 days ago

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It should not be too tall

2 days ago

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See the previous comment. I do not support or approve of any of these proposals.

2 days ago

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None of the above. Increasing the footprint of the height is inconsistent with that area of the neighborhood and none are acceptable.

2 days ago

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The existing height preserves it best, but if the plan moves forward it should go with the shortest building height. The scenarios should include an option that keeps the lower height of scenario 2 while incorporating the terraced back design of scenario 3. It's disappointing to see that both result in such a significant loss of potential green space. I'm also concerned about having the underground parking exits face South Grant rather than 23rd in both scenarios.

2 days ago

---

The existing height preserves it best, but if the plan moves forward it should go with the shortest building height. The scenarios should include an option that keeps the lower height of scenario 2 while incorporating the terraced back design of scenario 3. It's disappointing to see that both result in such a significant loss of potential green space.

2 days ago

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No.

2 days ago

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There should be no height limits

2 days ago

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Opposed to expanding the building.

2 days ago

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Scenario one is the only choice consistent with current conditions and infrastructure investment by the county

2 days ago

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None of the above. We don't want this building. It's too big. 60 feet and 45 are too high. 35 creates groundwater issues. We don't want. It.

2 days ago

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I want no renovation like this at all.

2 days ago

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It seemed like a good idea

2 days ago

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45 feet seems reasonable. Perhaps the building should look over all of us...

2 days ago

---

Don't build it!

2 days ago

---

I oppose modifications to zoning to allow Melwood to construct the proposed structure. I live directly across from this building (647 23rd St) so if any neighbor is impacted, it's me. The Co has not done its due diligence in studying impacts to traffic, pedestrian safety, or ecosystem impacts. The proposed building is not consistent with the sector plan or neighborhood. Why does the Co Board require letters of support from neighbors for a variance, yet seems to discredit their opinions here?

2 days ago

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None of these scenarios is acceptable.

2 days ago

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This is a multiuser building for residential and training of people with disabilities. Space is needed to deliver both, which are needed in South Arlington.

2 days ago

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I chose none because I support none. This initiative is being rammed through without consideration from any comments from the majority of neighbors who absolutely oppose this.

2 days ago

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Any building height greater than 35' would be too high. Arlington Co is already destroying the surrounding single family residences in the area by passing missing middle zoning changes that only benefit the developer. Let's not turn the area into a mid rise development directly across the street from homes.

2 days ago

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Height is necessary to make these investments worth it.

2 days ago

---

Again, long-time residents in the immediate neighborhood have been required to have lower heights. Why would Arlington County let a private organization build higher heights. Please check this organizations bad ratings in non-profit ratings tools and employees reviews. They will negatively impact this South Arlington neighborhood.

2 days ago

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The massing studies are very similar, and there is no clear advantage to the 60' version.

2 days ago

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The site is surrounded by institutional and commercial uses which provide a buffer from the low-density neighborhoods. This site is well served by transit, including 2 Metro bus lines on 23rd Street, which is an arterial. The site is 0.7 miles from the Crystal City Metro Station. Arlington needs more Affordable Housing, especially in walkable neighborhoods. With scarce land, the only way to meet this need is with taller buildings. Allowing 60' in height helps keep trees and open space.

2 days ago

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There are no other building above 3 stories. Allowing this to be higher will start the process of every building being higher. This will turn the 23rd street area into crystal drive.

2 days ago

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60' required to make this important project financially viable. No point in having planning principles if they make the project impossible. 60' is very reasonable for the area.

2 days ago

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As I said earlier, I fully support allowing about sixty feet in order to maximize the number of affordable homes onsite, especially since the property is walkable to restaurants, shops, and a Metro station.

2 days ago

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Because the text box is limited, I am sending my comments directly to Margaret and Matt. THANKS!

2 days ago

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The tallest building is Calvary Church, but only a very small part of the building approaches 45 feet. The two former office buildings across the street (now the LDS Church) are about 35', but even they tower over the residential lots directly behind them. They don't just REACH 35'; they present a massive wall. The 45' and 60' scenarios above create a massive wall along the length of the site on 23rd St, with no viewshed through the building or stepping up from sidewalk. Awful ped. experience

2 days ago

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I don't think that a building should be any higher than 35' on that particular block.

2 days ago

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60 feet is tiny. It should be 120.

2 days ago

---

I think the highest priority is for the building to meet the needs of Melwood Horticultural Training Center and provide as much housing as possible. Both job training for people with disabilities and housing (including housing for people with disabilities) are significant needs in Arlington/northern Virginia.

2 days ago

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This would optimize the lot and the services that could be community based. It will be

2 days ago

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See comments above.

2 days ago

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I have a background in architecture. A large, multistory building is out of scale with the surrounding neighborhood.

2 days ago

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Building should be tall, but not "L" shaped. Move it away from the park and grow the park. The two houses on the same block haven't been on the market for a very long time. Arlington should attempt to buy them (or prepare to purchase when the owner is ready to sell) and grow this park. The redevelopment of the Mellwood site could be contingent on this expansion, and could also help Mellwood design a better structure with land swapping and sharing.

2 days ago

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I would have expected a taller building would have left greater green space or expanded the park. That park needs to be larger.

2 days ago

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The existing condition fits within the fabric of the historic neighborhood. Once the County grants a massive increase in height (and a conversion to commercial use), the other owners on 23rd Street South will soon file for similar increases. The County cannot make this unilateral change in a vacuum, it will have a profound impact on the future of our neighborhood. 23rd Street is the heart of our neighborhood and should not simply be an extension of Crystal City's highrise architecture.

2 days ago

---

Arlington desperately needs more Affordable Housing, especially in walkable neighborhoods. With scarce land, the only way to meet this need is with taller buildings.

2 days ago

---

The existing historic building and its zoning should be preserved. These renderings do a disservice to the significant negative impacts of a 45' to 60' multi-family, multi-story commercial building in this small residential neighborhood.

2 days ago

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To allow max number of units

2 days ago

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The fact that you are even considering a building that is up to 60' in height makes me realize that you have no respect for the community and the sense of neighborhood.

3 days ago

---

Anything larger than today's size, maybe 3 stories max would be too dense for the neighborhood. This is not a metro Corridor or dense area. It's a single family neighborhood and should Not be forced to have a 50' + building across the block from single family homes and parks.

3 days ago

---

Any construction should be mindful of a future need to repurpose the facility to a public school.

3 days ago



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None of the above because my family and neighbors DON'T WANT IT!!!

3 days ago

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It's the least bad

3 days ago

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I strongly support Melwood's intended purposes with this project.

3 days ago

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Height increase of building.

3 days ago

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Low income housing should take priority over the aesthetics. I am all for tree cover, but they are plenty of houses in the neighborhood that have no trees. We could plant them there.

3 days ago

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This is a residential neighborhood - we do not want a new apartment building here. You can't just change zoning because a developer wants to.

3 days ago

---

I do not think any increase in size of the building should be allowed. This is a residential neighborhood street and is not suited to big apartment building.

3 days ago

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With the extra space, Melwood could provide maker space for training on sustainability, media literacy, and workforce development. This would benefit the local community.

3 days ago

---

There are more non-residential than residential buildings surrounding the site. Increased height should not be a dramatic change, as the heights slope down from the commercial areas of 23rd Street to more residential neighborhoods.

3 days ago

---

The changes are not appropriate and no zoning change should be permitted.

3 days ago

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My reasoning is explained in the answer. Additionally, when Nellie Custis closed SOC seemed like a suitable alternative that also helped those with disabilities. As someone with a disability (mobility) in my senior years, I respect those with disabilities, but they should not take advantage of that disability to ask for a "blockbusting" rezoning.

3 days ago

---

this is in a single-family home residential neighborhood - Crystal City and Pentagon City have multi-story residential units they do not need to move this type of development into single family home neighborhoods.

3 days ago

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The existing building already exceeds the maximum appropriate height, given the surrounding residential neighborhood.

3 days ago

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A 35' building height is the \_maximum\_ that should be allowed so as not to further negatively impact the surrounding \_residential\_ community and open spaces that are already dwarfed and in the shadow of all the tall construction just a few blocks to the east. The County has repeatedly made decisions that degrade and devalue the quality of residential community life in South Arlington. I hold little hope that this time will be different, but I will continue to fight for me and my neighbors.

4 days ago

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Affordable inclusive housing is a testament to our commitment as a community to support and empower those with disabilities. It enables them to fully participate in society, access employment and education opportunities, and engage in social activities. The positive ripple effects of such a project extend beyond the individuals themselves, benefiting the community as a whole.

5 days ago

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This project opens up opportunities for people with disabilities to live independently, fostering their sense of autonomy and self-worth. Moreover, it promotes a more diverse and inclusive society, where everyone can thrive and contribute their unique talents and perspectives.

5 days ago

---

The site is surrounded by institutional and commercial uses which provide a buffer from the low-density neighborhood. This site is well served by transit, including buses and a Metro station. Arlington desperately needs more Affordable Housing, especially in walkable neighborhoods. With scarce land, allowing more height can give more flexibility for lot coverage, setback, and tapering. Allowing 60' in height on the current footprint keeps existing open space and tree coverage on 23rd Street.

5 days ago

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The applicant should be able to build as tall as they would like. More neighbors in Arlington is a good thing, and the County can help build its tax base by allowing more people to live here. Pushing residents out to the far-flung suburbs just because those are the only places that people can afford is bad for the environment, bad for transportation safety, and bad for Arlington.

5 days ago

---

I support heights proposed in order to maximize affordable housing. There is not enough of it in the DMV. The buildings in the area are around 3 stories, but 5 won't make a negative impact on the neighborhood, especially with how tall the buildings are towards the East, this area could use some height.

6 days ago

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I don't agree with the increased height in the residential area. There are large apartment buildings down around Eads. We do not need any in the residential area. It sets a bad precedent.

6 days ago

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The current height of the building is congruous with other surrounding structures, maintains the residential neighborhood feel of the area, is not obtrusive to the nearby park, and ensures the privacy of surrounding homes.

6 days ago

---

Increase the supply of housing by encouraging the construction of a variety of housing types and prices at a range of heights and densities.

Increase the supply of Affordable Housing in walkable neighborhoods

Support housing for residents with disabilities

6 days ago

---

This is a SINGLE FAMILY area, tall buildings are not wanted

6 days ago

---

The site is well served by transit, including bus lines on 23rd Street. It's less than a mile from the Metro Station. Arlington needs more Affordable Housing in walkable neighborhoods. The only way to meet this need is with taller buildings. Allowing more height can give more flexibility for different building and paving plans.

The tallest possible option provides the most housing while maximizing green space and tree coverage.

6 days ago

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23rs st is an wide and frequently used street. It's buildings should reflect that usage rather than be restricted. In addition, we need to maximize housing.

6 days ago

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I support larger 60' height to allow maximum usage of this well-situated transit-oriented space

6 days ago

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Do we really need more multistory buildings crammed down the residential neighborhood? How about building this in the RiverHouse complex, or on Crystal Drive. Isn't it bad enough you are cramming "Missing Middle" down our throats?

6 days ago

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Maximizing the number of people the facility can support without increased footprint would be ideal. There is a huge need for such facilities in the area. I am a big proponent of "up vs. out" (with limits), and I live very nearby the site.

6 days ago

---

The site is surrounded by institutional and commercial uses which provide a buffer from the low-density neighborhoods. This site is well served by transit, including 2 Metro bus lines on 23rd Street, which is an arterial. The site is 0.7 miles from the Crystal City Metro Station.

Arlington desperately needs more Affordable Housing, especially in walkable neighborhoods. With scarce land, the only way to meet this need is with taller buildings.

6 days ago

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We all live in this neighborhood because it is quiet and green and not surrounded by high rises.

7 days ago

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I strongly prefer that the Melwood building remain with the current dimensions. However if any additional volume (height, length and width) is contemplated, the new volume should be as close as possible to the current volume.

7 days ago

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Balance of green space and enough affordable housing to make it a viable project.

7 days ago

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The 45' building height complements the existing community concerns

7 days ago

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Allowing 60' in height for the new building on the current building & paving footprint helps keep existing open space and tree coverage on 23rd.

8 days ago

- 
- \*The site is surrounded by institutional and commercial uses which provide a buffer from the low-density neighborhoods
  - \*The site is very well served by transit including 2 Metro bus lines on 23rd Street. The site is 0.7 miles from the Crystal City Metro.
  - \*There is a bikeshare station on the block
  - \*The site has a walkscore of 87 (very walkable) and bikescore of 92 (bikers paradise)
  - \*Arlington desperately needs more Affordable housing
  - \*More height means more flexibility for lot coverage

8 days ago

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Any height should be permitted.

8 days ago

---

This site is well served by transit, including 2 Metro bus lines on 23rd Street, which is an arterial. The site is 0.7 miles from the Crystal City Metro Station. Arlington desperately needs more Affordable Housing, especially in walkable neighborhoods. With scarce land, the only way to meet this need is with taller buildings.

Allowing more height can give more flexibility for low income housing.

8 days ago

---

The new building should be no higher than the nearby churches plus a basement and have adequate parking for all staff and visitors.

8 days ago

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Attention needs to be paid to height of surrounding body's so as not to dominate the smaller height bldgs.

9 days ago

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I think scenario 2 fits in more with the currently surrounding neighborhood, however if a certain number of units is required to make the development economically viable then I would value open space over heights.

9 days ago

---

Scenario 1 has the least negative impacts on the surrounding area.

9 days ago

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I would prefer the most housing be provided as possible since housing costs have risen in the area especially since the pandemic years

10 days ago

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I like the building as it is. I don't want to see it grow larger. Adding floors for housing will add to the population pressure that this area is already experiencing. There is concern about parking growing more scarce and the roads getting more congested.

10 days ago

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60' building height will provide the greatest flexibility for housing and the best chance to maximize affordable options. It will also give more flexibility for lot coverage, setback, and tapering during the site approval process.

Allowing 60' in height for the new building on the current building & paving footprint helps keep existing open space and tree coverage on 23rd. The site is also surrounded by institutional and commercial uses which provide a buffer from the low-density neighborhood.

12 days ago

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The cluster of buildings on that block do not represent a transition or buffer (as described in the materials), they are, instead, an anomalous collection larger structures in an island surrounded by single-family homes. Therefore, maintaining a lower height is important to come close to the height of the prevailing structures in the area. Also, unclear in the presentation is whether the adjacent church height refers to the main building or the bell tower.

12 days ago

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Height is needed to make the building of affordable housing economically feasible.

12 days ago

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Unfortunately, I feel that both proposals are too high and the increased footprint is not necessary in the neighborhood. I already avoid Grant Street because it is so narrow and there is a lot of traffic on it.

13 days ago

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My understanding is that those closest to this facility do not want the building to exceed three stories.

13 days ago

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It is where we need to go in the future and helps build the resources for those under employed.

13 days ago

---

A building any higher would be setting a precedent for the County to change the maximum height for 23rd Street that is one block from a purely residential area.

13 days ago

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Most of the building footprint is near the street keeping much of the lot available for green space

13 days ago

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Arlington needs to allow greater height to accommodate affordable units. The neighborhood is near commercial buildings that provide a buffer to the single family homes.

14 days ago

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prefer smaller footprint to assure connectivity and open space for community

16 days ago

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This massing scenario best reflects its location in a transit rich area close to two metro stations, the bus routes on 23rd street and the region's first BRT, metroway. Likewise, it best reflects the surrounding commercial and institutional uses, including the churches and retail spaces. As a result the site would be buffered. Arlington is desperately in need of additional housing, and transit rich neighborhoods like Aurora Highlands are among our best options.

16 days ago

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Arlington desperately needs more affordable housing, especially in walkable neighborhoods. With scarce land, the only way to meet this need is with taller buildings. Denser buildings also help address the climate crisis by allowing more people to live closer to transit. A taller building will enable the rent for each unit to be more affordable and give the developer more ability to contribute to community benefits.

16 days ago

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I believe that Arlington County has an obligation to support residents with disabilities and that Scenario 3 offers the best bang-for-buck solution to provide as much support in one go as possible. I am not concerned about the impact on the neighborhood, as the site is surrounded by a buffer of commercial uses so there's good spacing. This site is well located to the metro, which is helpful. Finally, 60' height for the new building helps keep existing open space available on 23rd.

16 days ago

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The site is surrounded by institutional and commercial uses which provide a buffer from the low-density neighborhoods.

Arlington desperately needs more Affordable Housing, especially in walkable neighborhoods. With scarce land, the only way to meet this need is with taller buildings.

Allowing 60' in height for the new building on the current building & paving footprint helps keep existing open space and tree coverage on 23rd.

16 days ago

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The site is surrounded by institutional and commercial uses which provide a buffer.

This site is well served by transit, including 2 Metro bus lines on 23rd Street. The site is 0.7 miles from the Crystal City Metro Station. Arlington desperately needs more Affordable Housing, especially in walkable neighborhoods. With scarce land, the only way to meet this need is with taller buildings.

Allowing 60' in height for the new building helps keep existing open space and trees on 23rd.

16 days ago

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The site is surrounded on three sides by churches or commercial uses which provide a buffer from the single-family neighborhood.

The 60' height can provide more options for setback and tapering during the site approval process.

Going "Up" allows more units on a building footprint which allows for more open space and trees.

16 days ago

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Property owners should be allowed to do what they want with their property -- except for true public nuisances. And new homes are not nuisances.

16 days ago

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This site is well served by transit and Arlington is in desperate need of more affordable housing, more height is what we need!

16 days ago

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Site surrounded by institutional and commercial uses which provide a buffer from the low-density neighborhoods.

Site well served by transit, including 2 Metro bus lines on 23rd Street, which is an arterial. The site is 0.7 miles from the Crystal City Metro. Arlington desperately needs more Affordable Housing, especially in walkable neighborhoods. With scarce land, the only way to meet this need is with taller buildings.

Allowing 60' height helps keep existing open space/tree coverage on 23rd

16 days ago

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This site is well served by transit, including 2 Metro bus lines on 23rd Street, which is an arterial. The site is 0.7 miles from the Crystal City Metro Station.

Arlington desperately needs more housing, especially in walkable neighborhoods. The only way to meet this need is with taller buildings.

Allowing more height can give more flexibility for lot coverage, setback, and tapering.

Allowing 60' in height for the new building helps keep existing open space.

17 days ago

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The site is surrounded by institutional and commercial uses which provide a buffer from the low-density neighborhoods.

This site is well served by transit, including 2 Metro bus lines on 23rd Street, which is an arterial. The site is 0.7 miles from the Crystal City Metro Station.

Arlington desperately needs more Affordable Housing, especially in walkable neighborhoods. With scarce land, the only way to meet this need is with taller buildings.

Allowing more height can give more flexibility for lo

17 days ago

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There's a strong need for more affordable housing in Arlington County, especially in walkable areas. Since the county cannot expand its land footprint (or at least hopefully does not declare war on Fairfax County to annex their land), we must build taller to increase the housing supply.

Allowing more height can give more flexibility for lot coverage, setback, and tapering during the site approval process.

17 days ago

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We should allow the project proponents to decide what building height best serves their goal of housing and educating those in need. It is infinitely more important than the "character" or comfort others seek.

17 days ago

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Make the greatest use of the lot

17 days ago

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Maximizing the number of affordable units should be the primary criteria for mass

17 days ago

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Scenario 1 is appropriate for the proposed location..

18 days ago

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The building should be kept to the same height requirements as the surrounding neighborhood and the business district a few blocks down. The location is solidly in an established, not transitioning, neighborhood.

18 days ago

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I feel the original Nellie Curtis building should be preserved. It is a historic building and has added character and history to a main thoroughfare since 1923.

19 days ago

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I don't feel that the building itself should be changed. It is a historic building and should be preserved.

19 days ago

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The higher you can build the less you need to cover the lot in impervious surface.

19 days ago

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The higher you can build, the less you need to cover the lot with impervious surface.

19 days ago

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A taller building has the potential to allow for a somewhat smaller footprint, which allows for more trees and shrubs.

19 days ago

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All of the other options stick out like a sore thumb and attempt to turn a predominantly single family neighborhood into a giant apartment building. I could see perhaps making a partial exception if the entirety of the building's residences were to be used for those in need, but little of the building is proposed to not be at market rate or reserved for those who have housing needs or disabilities. This building should be given back to the county or the school board for the \$1 it was sold for.

20 days ago

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This is a false choice because the survey forces me to choose. I do not favor any of the options. I do not favor Melwood building housing.

20 days ago

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None of the above. I am concerned about Melwood running any housing of any size.

20 days ago

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There should be no tall commercial buildings in this part of a residential neighborhood

20 days ago

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I still think 35 feet is too tall for a single-family neighborhood, but it's way better than 60 feet

20 days ago

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It is essential to keep the building as low as possible in order to contain density that is contrary to the guiding principles. The footprint advantage mentioned for the higher building can be designed into the lowest high proposed building. While we support Melwood's work for the community, it would be advantageous not to increase the current height. Those advantages would be shared by Melwood and the community they work with, especially those utilizing the new facility.

21 days ago

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This lot is next to retail and a church and with a park behind it. As long as tree cover and water runoff through rain gardens can be managed then it makes to build the structure as large as is allowed.

21 days ago

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Looks like highest part of building faces other tall/commercial/public buildings and it gets lower to the park and single-family homes. Good use of space and location.

21 days ago

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There isn't enough housing for disabled residents.

21 days ago

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The proposed subsidized housing building constructed in the middle of a single family home neighborhood should fit in as best as possible which means no more than 35. Currently our zoning is for no more than 30 feet. Anything taller would look like a monstrosity and a blight in the middle of our single family home neighborhood.

21 days ago

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Arlington is so short on affordable housing, especially for those with disabilities. This would be a gift to the Arlington community at large.

22 days ago

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This is a neighborhood of small children in stroller scooters and bikes crossing the streets to their bus stops, parks, libraries. This is not a place for the traffic and congestion of a large building blocking the Sun on their neighborhood play area. Lots of other places to build, stop changing the rules to do it here.

22 days ago

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I support proposed density and appreciate the step back design facing the R-1 residential. This should be a model for future 23rd street development projects.

22 days ago

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I am not opposed to 45', but I have seen nothing to adequately explain why it would be justified over the existing conditions.

It is perplexing that there does not appear to be a 35' scenario depicted other than the existing condition. Surely there's an increased massing scenario under a 35' height as well?

What is the rationale for 60' providing increased potential for tree conservation, when the only potential area would be the north side, which would face harsher shade conditions?

22 days ago

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The developer should be allowed to build whatever is allowed by right, and nothing more.

22 days ago

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My response is Scenario 1.

This question is recording the response "Any of the above" regardless of how I respond. Please check this survey question. It appears to be defective.

22 days ago



A 60' building is very appropriate for this site, which is surrounded by institutional uses, including churches that already approach 60' of height. This site is well-served by transit, including both bus and train, so it can easily support the additional density. The needs of low-income residents, especially those with disabilities who face significant barriers to safe and affordable housing, must outweigh any concerns about a taller building. Arlington has a housing shortage. We need to build.

22 days ago

Makes much more sense. I might go another floor higher to get more open space

22 days ago

In stead of 1-story spaces, make the footprint smaller and preserve or plant more trees, grass, etc.

22 days ago

What is your connection to this study? Select all that apply.

61%	I live nearby - I own	113 ✓
40%	I visit this area for retail, recreation, restaurants, public facilities, and/or other activities	73 ✓
19%	I live nearby - I rent	35 ✓
16%	I work nearby	29 ✓
5%	Other	9 ✓
4%	I own a business nearby	8 ✓
1%	None of the above	1 ✓

184 Respondents

What is your age?



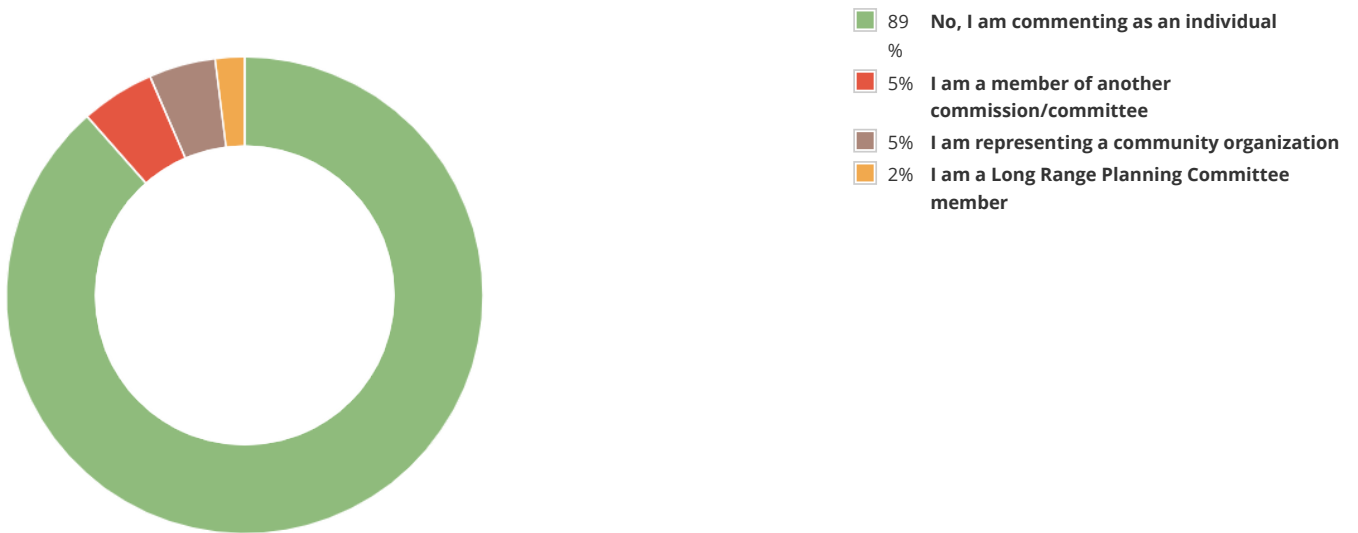
199 respondents

### What is your race/ethnicity?

63%	White	102 ✓
27%	I prefer not to answer	43 ✓
6%	Hispanic, Latino, or Spanish	9 ✓
4%	Asian	7 ✓
4%	Black or African-American	6 ✓
2%	Other	4 ✓
2%	American Indian or Alaska Native	3 ✓
1%	Native Hawaiian or Other Pacific Islander	2 ✓

161 Respondents

### Do you represent a committee, commission, or other organization?



200 respondents