

Comment

The draft glosses over all the negative community and civic association feedback and gives the developers what they want. Is this the Arlington Way? None of the comments from any of the surveys or feedback from stakeholders other than the county reps have been addressed. None of the comments about this being out of size or scope for the neighborhood are addressed. This draft should be scrapped in its entirety. Also, it is wrong that I have a character limit on my comments.

This development is much too high, out of character with the residential neighborhood it abuts. It sets a precedent for the rest of 23rd street on height, we can only wait for developers requesting zoning changes all along 23rd street. Parking, congestion, infrastructure overload, environmental issues will also result from this ugly blot on our neighborhood. One thing we dont need are more apartments, there is a glut of them in Pentagon and Crystal City with many more awaiting approval.

I very much support this project as a Aurora Highlands renter. I think it is compatible with the nearby neighborhood, which is on a major road and includes churches and office buildings and other small multifamily buildings, and is close to transit. The mission of the organization is wonderful.

I oppose this proposed development, at least in its current form, because of the height. It would be a significant visual intrusion in a residential neighborhood with predominantly two-story residential buildings - and a dangerous precedent, opening the door to additional too-tall development in the future. Could the same density be achieved by developing part of the second parcel instead?

I support this project provided consideration is given to parking concerns.

there is all kinds of empty office space right down the street in crystal city. it would make sense to repurpose that instead of taking a historic building and shoe horning a large residential build where it doesn't fit in. i oppose this amendment.

Totally support this project. A small step on the way to more much needed housing and they have always been a great neighbor.

NO! In the name of diversity, inclusion, love for fellow man - and oh yeah, more RE tax revenue - County Board wants to flood Virginia Highlands with box-like multi-family housing. Save our unique and beautiful neighborhood from this destructive blight. Do NOT approve!

Approving this project is a terrible idea. The analysis completely fails to consider the most important issue: If we approve this dramatic change on this parcel it will be effectively impossible to keep the same thing from happening along the entirety of 23rd street, where there are single-family homes. It is also highly inappropriate to limit citizens to responding here with only 500 characters. Please create a proper process for us to be heard, and re-start the comment process.

"Affordable housing" is not suitable to this kind of neighborhood. Any consideration is grossly inappropriate!

This is a horrible idea. 5 stories will greatly change the visual dynamic of 23rd Street and, in particular, overshadow Calvary United Methodist Church and it's beautiful steeple, which I especially love to look at as the sun lights up the sky during sunset twilight. 5 stories will also set a precedent for other taller buildings to be allowed in our neighborhood. This IS a neighborhood after all! 3 stories are okay - even if it means less ground-level green space. 5 stories is NOT okay!!!

This project is totally inappropriate for this low rise, residential community!

45 feet is the maximum that should be considered for this site, otherwise the commercial mass of Crystal City and Pentagon City creep further and further into the surrounding residential neighborhood. Arlington County has a poor reputation for providing services to the disabled but that should not be corrected by concentrating supportive housing in one neighborhood.

Why are our facilities all located in south Arlington and expanded relentlessly, overburdening our neighborhood streets ... which continuously get narrowed with new stupid transportation rules and expanded curbs that inhibit automobile traffic? We cannot bear all of the sewage plants, low-income housing, bus terminals, recycling centers, and industrial zones while increasing the size of our buildings without accommodation for more traffic and parking for cars that already clog our streets.

The answer should be a resounding NO. Melwood can always relocate. We homeowners have been steamrolled by redevelopment too many times already. So, it's NO.

Try this in North Arlington and see what happens!!! No!!! Enough is enough. Too much traffic, too crowded!!

I support this GLUP change and project. It's 0.7 mi from CC Metro, Metrobus 10A stop, in a level walkable neighborhood. Replaces surface parking addressing flooding, up-to-code building. Close to amenities and services & 2 small parks, larger one 4 blocks. Surrounding buildings accommodate it well: across from 2 churches, commercial adjacent & across. 30 units reserved for disabled adults, training on site. Inclusivity is a value established in Livability workshops and part of the PCSP vision.

Questions:

1. Why is the phrase "approximately 5 stories" used?
2. How many "affordable housing units" will this structure have?

Feedback:

A 5-story high building would be the highest one in the local vicinity (excluding perhaps some nearby church steeples) and would completely change the character of this neighborhood in a negative way. I suggest looking N or E (towards Pentagon City or Crystal City) where taller buildings are more endemic.

A 5 story building on 23rd Street will set a bad precedent with other building owners wishing to do the same. 23rd Street is a residential street, the gateway into our community. In my opinion this request should be denied.

Proposal is way too tall for its location. The existing building was given by the County to a non profit special needs employment facility. Given the special history this location should be required to fit in with the surrounding neighborhood. It should not take advantage of its good mission to be given more density or height than is visually and practically appropriate for its place in the neighborhood. I guess that means that if they don't want to be a good neighbor they should be forced to.

According to HUD one of the most common complaints about housing discrimination comes from people who are disabled. The National Association of County and City Health Officials says that nearly one quarter of individuals experiencing homelessness have a disability. Center for American Progress cites that creating wraparound services (including employment) is a solution to the mental health crisis we have nationwide reducing the likelihood of individuals with mental illness to be over policed

The study is underestimating the problems for the neighborhood in terms of traffic. The state and county keep pushing more and more population and traffic into the area with some very optimistic projections and unrealistic assumptions

I am very concerned by the height of the building, the parking

The number of changes/exemptions that Melwood requires for this land is the first red flag that this concept runs counter to the community and neighborhood designation of this land. Melwood intends "some" of the housing to be used for those with disabilities. Which means the remainder is for low income residents. Who bears the cost of supporting these people? Simple answer - homeowners already living in the neighborhood.

The County Board should accept the study document and authorize advertisement of a GLUP amendment so that the proposed Melwood project can move forward.

We live in the residential neighborhood just above Melwood and have for many years and very much oppose the zoning change and the construction of a five story residential building on that site. It is not appropriate to build a tall multistory residential building there, which will tower over the low scale residential neighborhood.

We have lived in the neighborhood for many years and very much oppose the zoning change and the construction of a five-story tall residential building which is not suitable on that site and which will tower over the low scale residential area.

Why does our neighborhood have to suffer from urban creep while so many north Arlington neighborhoods get to enjoy the peace of suburban land?

I'm absolutely opposed to adding more apartment buildings in our neighborhood. We're getting encroached on all sides and the trend is concerning. These proposals should be a non-starter from the beginning and the neighbors shouldn't have to be the ones to have to fight to retain the character of our neighborhoods.

Melwood should be asked to explore other location options that already have the height and zoning ordinances it needs- such as in Crystal City, Pentagon City, or National Landing. The County could buy the current Melwood location and turn it into something that better fits in the location such as a new library (the current Aurora Hills one is too small for the population) or a family recreation center. But the current Melwood proposal is not suited in a family neighborhood.

It is needed because it would be a good place for affordable housing to be more in National landing bid and have inclusivity housing for the disability population. Housing for the disability community needs to be more

I'm pleased to see the progress on the designation of Low-Medium. The County is in desperate need of low income/disability housing units in the crystal city area. There is so much opportunity for work and transit, and the participation of Melwood is icing on the cake!

I wholeheartedly support the LPRC's recommendations in the draft study document. I encourage the county to maximize the heights and affordable housing units called for in the plan. I live in the Arlington Ridge neighborhood and believe this will be a very important development for Melwood and the neighborhood.

Looks like a good plan. The study document gives me hope that 23rd street can get some new housing units, walkable to the diner, etc. This would be great! I briefly lived in Arlington Ridge and wondered why 23rd street wasn't getting more improvements. (Now I'm in Columbia Heights.) BTW I would prefer the 60' building option because increased height for buildings means increased land area free for green space.

Disagree 1000% with your transportation analysis. The assumptions around which you are estimating transit and vehicle use for the site is missing. The basis for your assumptions need to be included in the report and information used from other locations cited and included as an appendix. Based on the type of property and location, I disagree with the assumptions on transit vs vehicles. These assumptions are faulty and incorrect.

The special GLUP is illegal. It is spot rezoning, which is illegal. There is already a neighborhood plan. The proposed site needs to have a maximum height of 40' and no additional bonus coverage of site or height for any affordable housing. There needs to be 1 parking spot on site for each dwelling to be included in the site.

No Arl Co funding for affordable housing should be made available for this site. Anything over 40' in height will destroy the neighborhood from a look and feel stand point, let alone type of housing and size not matching the existing zoning and development. If the developed cant work with 35 or 40 in height, let the developer walk and not pursue the project.

Any approved plan needs to have 1 on site parking spot for each dwelling unit in the proposal. A very ver minimal % of residents will not have car. Some may use transit for work trips, however almost all renters will have cars. The proposal and the parking from residents that will live in the building. will destroy the adjoining neighborhood, as the streets are narrow and already have limited parking.

Please approve this project to allow more affordable and inclusive housing. I have autism and I am thankful to have an apartment to call my own at Gilliam Place, and to be able to increase my independence. I am a good citizen and help out my neighborhood by picking up trash during my community walks. Our Stomping Ground really helps me contribute to my neighborhood. I hope other disabled people like me can have their own place.

Is Parcel B being utilized to calculate density for the entire site?

I strongly prefer the option with a height up to 60 feet with step backs facing Nellie Custis Park.

Melwood has been a good neighbor. I'm in favor of a 3-story building on the site. Higher would, in my opinion, lessen the neighborhood vibe of the area and make it seem impersonal. It obviously would obstruct the views of existing houses behind it.

Please check both Melwood's landlord record and assess the potential value to Melwood clients and Arlington before approving this. Is there a good reason to put this here instead of Crystal City, instead of next to narrow streets? Can massing reviews consider loss of sky views from a two story nearby property, not just where the shadows fall?

I am against building a 5 story building in a already busy main street! Also, the structure does not gel with the surrounding houses! Too big and too high!

I support the Long-Range Planning Committee's further consideration of "Low-Medium" Residential designation. The location is ideal for connectivity to mass transit and walkability to adjacent businesses and churches, including Restaurant Row, without a substantial increase in vehicular traffic. Although the draft reflects on multiple guiding principles, the need for affordable housing should have priority, with other needs balanced without sacrificing the number of units.

I support the Long Range Planning Committee's further consideration of "Low-Medium" Residential designation. A Low-Medium Residential designation is necessary to advance the County's goals of increasing affordable housing as it is the lowest-density GLUP designation that permits multi-family

housing. We need more projects like this that are intentionally inclusive and that facilitate a live-work-play community.

I support the Long Range Planning Committee's further consideration of "Low-Medium" Residential designation.

I support the Long Range Planning Committee's further consideration of "Low-Medium" Residential designation. The need for affordable housing should be the #1 guiding principal priority. The County should not prioritize preserving any remnants of the former segregated school, especially when it could limit the supply of Affordable Housing. We are in a housing supply crisis and we need as many of these committed affordable homes as possible, especially for people with disabilities

I strongly support the "Low-Medium" Residential designation. This change is crucial for increasing our overall housing supply, which helps hold down housing costs for everyone. It offers a smart density transition, aligns with the site's mixed-use character, and promotes walkability and transit access, reducing car reliance. We need more inclusive live-work-play projects like this.

I am reaching out to support this development. As a resident and renter in Arlington, I feel strongly that we need more housing options and supply in our community. Rent is too high of a burden for too many people. Please approve this GLUP at the highest density possible to open up more homes for my neighbors. please do not let old structures prevent needed housing for our community, especially for those most vulnerable among us

I support the Long Range Planning Committee's further consideration of "Low-Medium" Residential designation. A Low-Medium Residential designation is necessary to advance the County's goals of increasing affordable housing as it is the lowest-density GLUP designation that permits multi-family housing.

Although the draft reflects on multiple guiding principles, the need for affordable housing should have priority, with other needs balanced without sacrificing the number of units.

In our region, that same report notes that 47.1% of renting households are housing cost burdened and 25.6% are severely housing cost burdened (i.e., spending more than 50 percent of their income on housing).

I fully support adding more units to this property. I am an Arlington resident of 13 years. We need more housing in general and definitely more affordable housing. Thank you!

My concern about this project , how will it impact other businesses around the area? I am not asking with the idea I'm saying no, just general inquiry. Melwood residents with asthma , is the site going to have environmentally friendly standards to accommodate them? Energy efficiency. As someone who relies on public transit and knows it's a hit or miss, after reviewing the plan I think people's transit needs need to be factored in, how would people do that?

When Melwood moved into the property, there was an agreement it wouldn't change. What happened? The county continues to grow the # of residents & asks us to embrace density. This is an already congested area that doesn't have the infrastructure nor school size to support more residents. I enjoy having an employer of people w/disabilities in my neighborhood. I don't want anymore buildings cramming more people into an already overcrowded area. The homeowners deserve to be heard

A Low-Medium Residential designation at this site helps create a thoughtful tapered transition from the high-density areas of Crystal City to the low-density single-family home neighborhoods of Aurora Highlands & Arlington Ridge. We need more projects like this that are intentionally inclusive and facilitate a live-work-play community. Finally, on historic preservation, this was previously a segregated school that excluded people of color and was named for a slave holder. We can do better.

A Low-Medium Residential designation at this site helps create a thoughtful tapered transition from the high-density areas of Crystal City to the low-density single-family home neighborhoods of Aurora Highlands and Arlington Ridge.

I support the Long Range Planning Committee's further consideration of "Low-Medium" Residential designation because a Low-Medium Residential designation is necessary to advance the County's goals of increasing affordable housing as it is the lowest-density GLUP designation that permits multi-family housing. Although the draft reflects on multiple guiding principles, the need for affordable housing should have priority, with other needs balanced without sacrificing the number of units.

Strongly support. This is yet another no-brainer. We're in the middle of a severe housing crisis. Arlington desperately needs more housing and affordable housing in particular. The GLUP amendment is highly appropriate given the existing character of neighborhood.

As an Aurora Highland resident, I strongly support changing the GLUP for this site to Low-Medium Residential, as the current designation is incorrect, and zoning for 60 feet of height. The policy should ensure this site is used for affordable housing. The building should be massed towards 23rd street. Equity and housing goals outweigh the preservation of the low-density nature of the neighborhood given its proximity to transit. I would switch the 1st and 5th guiding principles.

I enthusiastically support the Melwood redevelopment. My children used to attend daycare across the street from this site. It has good transit access and it is already a mixed-use area. A Low-Medium Residential designation will advance the County's goals of increasing affordable housing. This is the primary guiding principle we should use to evaluate the GLUP for this site. The housing cost burden for Arlingtonians with disabilities is very high. This project can help address the housing need.

I support increasing the density of this area. The location is ideal for connectivity to mass transit and walkability to adjacent businesses and churches, including Restaurant Row, without a substantial increase in vehicular traffic.

I applaud Melwood's aim to build 104 units of committed affordable housing—making sure that 1/3 are set aside for the disabled. The development is on existing land in a non-residential area with easy access to public transport. The proposed building would not look out of place in the neighborhood. Melwood is giving us an opportunity to continue to be an inclusive neighborhood where all are welcome. What's not to like?

The building is too large for the area—what happened to the philosophy of large buildings near the metro and leave the small neighborhoods with dwellings— you have been encroaching for a while— where does it stop?

The congestion in that area is already over the top and we need to reserve as much "public" space as possible -- for the public. Please do not let this residential plan take place and allow the two parcels to remain public. Thank you.

I support the redevelopment of this site to increase the supply of committed affordable housing in Arlington. I support the Long Range Planning Committee's further consideration of "Low-Medium" Residential designation. This location is ideal for its walkability and transit access to businesses and churches, without a substantial increase in vehicular traffic. The County should not prioritize preserving any remnants of the former segregated school, and should maximize affordable housing.

The staff has done a very thorough analysis of the site and concluded that it is appropriate to allow a GLUP designation of Low-Medium Residential. The site is very well located and adjacent to other institutional and commercial uses, so immediate impact on the surrounding low-density residential area should be limited by that buffer. The proposal to create affordable housing and service/employment opportunities for individuals with disabilities is an excellent use of this property.

Because Melwood is a 15 min walk to the Metro, it is an environmentally conscious place to put density. People living close to the Metro use more than others. Also, reducing the number of parking spaces needed by regulation, will help people to decide to not have cars. This is also environmentally conscious. Melwood should be able to build as much density as possible, so that more people can benefit from Arlington's great services. I am a long-term resident, living close to Melwood.

I have offered comments directly to the County Board, and summarize my views of the Special Glup Study as follows:

I live at 640 24th Street S., essentially next door to Melwood. I strongly oppose the 60 ft building height and proposed capacity. The proposed rezoning is troubling; it opens the door to future disproportionately high buildings (independent of Melwood plans) and will change the neighborhood in an undesirable manner. Melwood should be guided to a less impactful solution.

Traffic on 23rd Street is already congested and dangerous for residents, especially young children. An additional 5-6 story building with 100 units will be detrimental for safety in the neighborhood and unnecessary for housing. Do not rezone to allow this development. Our children need to be able to play at Nelly Custis Park as there are no other parks for the age range in the neighborhood and majority construction will be massively problematic. This is completely \$ driven and selfish.

I am in favor of this proposal

With the recent opening of several hundred, even thousand apartments on Crystal Drive, there are number of housing units yet to be rented. Traffic is a constant and horrible issue on 23rd Street, a widely used thoroughfare for the Aurora Highlands neighborhood. A new 6 story housing complex right on the street that is zoned for private use for a reason is preposterous and fails to consider what conditions current residents would face for decades to come. No rezoning.

This is perhaps one of the greediest and most unethical projects we've ever seen in Arlington county. It reeks of corruption and mismanagement. The safety hazard and traffic conditions for the community with almost certainly result in far worse conditions than they already are. This property is adjacent to the ONLY playground for the neighborhood and will result in unsafe conditions for children in both noise and pollution. This property needs to be turned back over to the community.

Schools are already facing overcrowding- turn this back into a school and do something that actually helps/benefits residents for once. Don't forget who you serve!!

I am very supportive of adding additional affordable housing to the neighborhood and am particularly pleased this project will provide housing for persons with disabilities in Arlington County. Restoration

of pedestrian access and green space in this plan are adequate. I have no concerns about building height -- actually, I think it should a full 12 stories -- and doubt future residents will strain parking.

The community is not in need of another apartment complex. What it needs is a community center or elementary school, which are facing overcrowding as it is. The property should be returned to the county for public use development, not so a private entity can exploit residents by building unnecessary apartment complexes so they can make more money.

There are a number of children and elderly in the neighborhood that would be negatively impacted in the long and short term if this development were allowed to proceed. The noise and pollution from extended construction and triple digits in additional residents and vehicles should not be overlooked, not to mention the danger additional traffic in the area presents. The speeding vehicles on 23rd street already presents a current and present danger. There are close calls every day, more = deadly.

What is being done to address the amount of traffic and lack of services in this area of the community? This land should be for public use to serve the community instead of for money hungry developers who don't care about the well being of the community and its residents?

I fully support this project --- it is a very much needed development, in so many ways.

We need to restrict the use of street parking for residents of the new apartments. I support more housing, but any new construction should include parking for the new residents.

Serious question - have any of you driven on Crystal Drive and 23rd Street during morning and evening rush hour? How could any sane person think adding a 5-6 story building on 23rd Street without addressing the current deficiencies in infrastructure and traffic congestion is a good idea? This is moronic and reeks of corporate greed. It's disgusting and irresponsible.

I am not in favor of rezoning the Melwood property. This will decrease property value and increase traffic on an already busy street. Don't ruin this quiet neighborhood. Take the plan outside 22202. It's bad enough Alexandria wants to increase traffic and congestion to the south. Keep it out of our neighborhood.

You know they're just going to sell the property if it gets re-zoned, right? This property needs to be turned back over to the community. We already have overpopulated schools and rampant traffic. The traffic to route one already backs up past Melwood as it is during rush hour. This is so dangerous, corrupt, and greed driven! Shame ON YOU!!

I support the Melwood development plan. I am a single family homeowner in Arlington County and I believe strongly in building more housing units. This plan will bring more housing, and specifically more affordable housing units, to Arlington.

Would love more affordable housing and new neighbors!! Fully support the proposed building.

The selective rezoning of this site does not align with the plan for this area. Accepting the GLUP would double the existing height limit, allowing this site to develop to 4 times the average height of the neighborhood. This height difference will severely harm the character of the neighborhood and sets a dangerous precedent.

Without limits against resale, the change in FAR for this site creates high incentive for commercial abuse to circumvent the purpose of zoning rules through GLUP changes

More affordable housing is needed! I support

I urge the Board to accept the Special GLUP study document and authorize advertisement of a GLUP amendment to the Melwood site on 23rd St S. Having participated on the 3 year Affordable Housing Master Plan study I support the expressed goals for more housing, more equitable housing as well as housing for persons with disabilities. This site can offer needed housing in the county and valuable job training facilities for persons with disabilities as well as integration of diverse residents.

Melwood is a wonderful organization and community partner and the populations they serve need the support of our community. Arlingtonians often claim to be liberals until a project like this pops up and then they revert to classic American discrimination. This project should be allowed to move forward and as a neighbor from just a few blocks away, I welcome the additional folks this will bring to our community.

The 22202 neighborhood and community cannot bear such a project. The proposed building size will be grossly disproportionate to the nearby structures and to adjacent structures. The overwhelming majority of the neighborhood surveys have expressed a strong need NOT to allow Melwood to proceed with placing their ambitions above the welfare of the neighborhood. Glaring issues with location suitability, traffic, parking, and drainage make me wonder whether the fix is in with Arlington County.

I support the January 3 comments made by Stacy Meyer on the Melwood Special CLUP Study. I live 2 blocks from Melwood and have lived in there for 14 years.

An excellent use of that space and I wholeheartedly support as long as the housing is used to support the special needs population.

You won't let us build a garage that comes within 10 feet of our back alley, but you'll allow big business to build a monstrosity that will take years to demolish and build and ultimately drain resources, increase traffic, make the area unsafe, and overcrowd the only playground in the neighborhood? What is actually wrong with you? This is not equitable and does not benefit the people who put you in office.

This will change the entire dynamic of the neighborhood. As a long time, resident periodically over three different tours, I always come live in this neighborhood because of what it is. Please don't turn us into Crystal city.

No No No

While melwood has a noble mission there is no need to change zoning to make a larger building than already allowed. We have the correct zoning for a low density Commerical Corridor on 23rd st filled with churches and small retail shops. We do not need a large high density building creating more traffic and density. Over 70% of all new multifamily units are being built in this area and don't need more. Melwood can build something that fits under current zoning. If not, why not?

Please stop overbuilding in 22202. Be fair and distribute to other parts of Arlington!! Too dense with traffic, why is all the affordable housing in 22202?

100% support this project!

The 22202 zip code already accounts for 70% of multifamily units which means about ~2,345 units will be built within .5 miles of our area or in it before the Melwood project is complete. There is a total of

~3,350 multifamily units (apts and condos) that are approved in this county and under construction, not yet occupied. This Melwood project makes absolutely no sense based on those numbers. The project will only add to already constrained traffic, parking, and community resources. STOP!

As the Executive Director of Our Stomping Ground, an organization that supports people with developmental disabilities as they transition to affordable and inclusive, housing, I wholeheartedly support Melwood GLUP changes.

1. Yes to the GLUP designation from Public to Low-Medium.
2. Yes to more density on this site.
3. Yes to Affordable Housing for lower income earners and adults with disabilities.
4. Yes to live-where-you-work and inclusive housing in our neighborhoods

I fully support the AHCA position in opposing the Melwood project for all reasons cited.

How many times do we need to say that us locals who own the property here are not interested in having a higher density housing project in our already crowding space? I don't want the DC crime and insane taxes spillover splashing on me!

As a long time resident and neighbor to this property I am opposed to the rezoning of 23rd street, I feel strongly that our community needs to preserve all the green space and single residential properties that we currently have.

I am all for affordable housing but this project is going to add a lot of traffic to 23rd St. There is a reason it's zoned the way it is and I don't think it's a good idea to change it.

I am writing a second note because you limit our ability to comment on this issue. Changing the zoning here set a terrible precedent going forward. The people who bought and moved into this neighborhood, did so because it was zoned residential and was limited in how much construction could occur in the residential area. The answer is a resounding no... There should be no change to the zoning! Additionally, that space is better used for its original intent as a school. You use a school!

I strongly encourage the board to reject this proposal. The space is not sufficient to handle another 100+ units, which translates into hundreds of people and vehicles that will create issues with traffic, parking, and noise. "Efforts to mitigate" language is both inadequate and unrealistic. All of the negative impacts mentioned in the report will occur. Moreover, there are 100s of available apartments in area now. The county does not need to approve cramming people into every space possible.

For several reasons in the neighborhood, I'm against the plan to build 5 stories housing units!

Disruptive
Does not fit with neighborhood
Will be nuisance overcrowding
Parking issues doesn't fit neighborhood
Kills trees and eats up grass space.
This is all for profit and not for the cause it claims.
Please do not drop this monstrosity where it doesn't fit

The Aurora Highlands community does not support changing the zoning to allow such an apartment building to be built. In a recent well attended neighborhood, the vote was 80+% against the proposal. The reason neighbors are so against the proposal is because it is out of scale to the neighborhood, it

will set od should sub-divide and sell the property and take the money and buy land and build such an apartment complex in an area that's zoned for such a building. Spot-rezoning is against VA law.

VOTE NO on rezoning for 22202. I have lived in the Aurora Hills neighborhood for almost 30 years. The proposal to allow 5-6 story or more buildings on 23rd street would irrevocably change our neighborhood for the worse. Parking and density issues are already exceeding our roads and parking situation. Our zip code already has 1000 affordable units with 1000 more at Crystal house - vote NO on rezoning in 22202. Keep our neighborhood a neighborhood of homes not high rises.

I urge the Arlington County board and other committees to reject this proposal. Re-zoning the lot to allow a 5-6 story apartment building to be built in a residential area should NOT be approved. Maximum height should be limited to 35 feet. Additionally, there are many omissions in citations of policy guidance including: the GLUP itself, the Crystal City Sector Plan, the Pentagon City Sector Plan and the Aurora Highlands Neighborhood Conservation Plans. What about the previous agreements?

Do not support rezoning

"We firmly oppose the rezoning on 23rd Street. It will exacerbate traffic, reduce parking, overburden local resources, destroy community spaces, and eliminate mature trees. We demand the County Board reject this reckless and profit-driven proposal immediately."

Please do not proceed with this project. Find a use more acceptable to the community immediately surrounding the property.

This rezoning plan is chaotic and terrible for the neighborhood. It will lead to higher traffic, loss of trees, and loss of permeable surfaces. A 12 story building would not fit the skyline of the neighborhood. There is also no commitment by Melwood not to sell after rezoning. This plan is sketchy and has to stop.

The local schools, roads, infrastructure cannot support so many additional people.

I am an Aurora Hills resident. Part of why I moved here was that, even though Crystal City is bustling with business and social activities, it still feels like a suburban neighborhood. There are reserved green spaces, it's quiet, and there are small neighborhood businesses. The rezoning request does not adequately address the effects on these, and I would not support it until it does.

I am extremely concerned that the plan is not consistent with the height of existing buildings in the area. There is no building over two stories high within half a mile of this location and it would dramatically alter the character of the neighborhood. I have consistently supported high density housing in areas of our neighborhood where is is consistent - such as Eads north of 23th, all of Crystal Drive, and the area around Westport (formerly called Pentagon Row) which is where is should remain

This apartment building does not fit into the neighborhood and is an unnecessary money grab by Melwood. We have more than enough affordable housing in 22202, especially with Crystal House turning into 100% affordable. The zoning should stay public use as that is what the designation was in the grantor's will. The 5/6 story apartment building will overshadow the Nelly Custis park and create a traffic nightmare on 23rd Street. The Methodist and Catholic Churches will be adversely impacted too

This is a plan to make 23rd st an extension of Crystal drive. There is zero commitment that after rezoning melwood would not sell to a developer who would put a 12 story building there. Our zip code has ample affordable units planned and in existence. The size and scale of this zoning change is

absurd and a drain in the community: resources, traffic, parking. I don't believe either the county or Melwood are acting in good faith here.

We live a few blocks from this proposed massive building. We are mostly a single family neighborhood and cannot handle this large of a complex in our midst. We don't have the infrastructure for parking and all the traffic that it would bring. We would lose space for our community. This just seems like a money grab from this company Melwood, and not in keeping with the character of the neighborhood. Please reconsider.

I am against this in its totality. But if you must, do not rezone! Allow a one time exemption for 6 stories. If you rezone, you will never be able to contain it. If you rezone, it will reek of bait and switch and eventually building multiple 12-story units. I am all for affordable housing but why is it so disproportionately placed in South Arlington and in 22202? Put some in North Arlington first! Make it balanced! Do not ruin one of the very few residential neighborhoods in S Arl.

This area is already too densely populated without enough resources to support the community, such as grocery stores, green space, parking, etc. Adding additional high-density housing will contribute to traffic and high prices in the area, and further diminish the greenness of the area. I oppose this plan.

I am in support of the change in designation from Public to Low-Medium and am in support of more density at his site. The county is in dire need of this type of housing for lower income residents.

3,350 multifamily units (apts and condos) are approved in this county and under construction, not yet occupied. Of those, 70% are in this area, so 2,345 units right now will be built within .5 miles of our area or in it before this project. The planning commission does not address the scale and why 100 units are being built. Why can't melwood build a smaller scale building that fits current zoning? They said early on in the process that it wasn't cost feasible to build something smaller.

3,350 multifamily units (apts and condos) are approved in this county and under construction, not yet occupied. Of those, 70% are in this area, so 2,345 units right now will be built within .5 miles of our area or in it before this project.

The planning commission who drafted this report does not address the scale and why 100 units are being built. Why can't melwood build a smaller scale building that fits current zoning? They said early on in the process that it wasn't cost feasible to build something smaller

Me and everyone in the area I know are against building the apartm3nt building. This is not the right area for it.

My wife and I live in South Arlington on 26th St. South near Grant and Hayes Sts.

We have seen changes made by other proposals that have the ability to change the quality of life in our neighborhood. In virtually every instance the changes have ignored our, and our neighbor's thoughts, even though we are the residents primarily affected. The proposal would allow a building out of character with the area (12 stories). It would change the view of and feel of the area to our detriment.

My husband and I are opposed to rezoning on 23rd street. The density of this neighborhood will diminish quality of life which is already diminished through growth after Amazon. A 12 story building does not suit this neighborhood, would create horrible traffic. I want to ensure this neighborhood remains safe and charming for my children as they grow up.

The proposed 12 level height structure is out of proportion to the height of level of housing in the area. 23rd Street is already a high traffic area and this would add to that as well as the already limited parking.

I think this is great. We need more housing supply , full stop. Thank you

This is a dreadful idea. South 23d Street is already a bottleneck that makes getting into and out of the neighborhood challenging. Furthermore, the air quality in this neighborhood is already terrible and rezoning would add significantly to air pollution. The neighborhood is already losing green space at an alarming rate. This rezoning would further cut into available green space. I'm sure the rezoning is a done deal. Arlington generally pretends to seek community input and then ignores it.

You've already turned our nice neighborhood into a loud, polluted, crowded mess with the build up of Pentagon City, Amazon, the nightmare on Eads St. Now, you wish to add to that with Melwood. Those of who stay: what do we get but higher taxes and more mess due to the County govt/Commission indifference to our neighborhood & its longstanding residents. This is reinforced through at large voting which denies our neighborhood a voice. Stop Melwood expansion! Enough of the mess! Take it elsewhere.

I strongly support the requested amendment to the GLUP for the Melwood project. This will help the County meet its goals for more affordable housing and the reservation of a substantial number of those units for people with disabilities is a win-win for the community and the right thing to do. Linda Moody , Arlington Resident

I strongly support the requested amendment to the GLUP for the Melwood project. This will help the County meet its goals for more affordable housing and the reservation of a substantial number of those units for people with disabilities is a win-win for the community and the right thing to do.

My main concerns about the affordable housing being so close to my home (I'm on 21st st) would be parking - I can see many residents/visitors attempting to take the parking on our street, as well as safety. With my car being parked outside, and having 3 young kids, I worry that the more people brought to this area, the higher the chance of theft/break-ins.

We are very opposed to the 5-6 story Melwood building proposal. It is too large and parking is not sufficient in the area and it ruins the neighborhood since we have grown too much already. Our infrastructure can't support it.

Please do not approve this plan. The size is way too large for the area. There is insufficient parking and traffic is already a nightmare.

As a neighbor in Aurora Highlands (I live in the 600 block of 26th St. S.), I completely support this rezoning. People have to live somewhere. The proximity to metro, groceries, schools, shopping, is invaluable. It permits better quality of life for more people. Please support this rezoning.

I live directly across the street from this proposed project. This re-zoning therefore impacts me greatly. I am vehemently opposed to this project moving forward. The traffic on 23rd needs to be studied in greater detail and neighboring homes need to be considered. When I've had to go to BZA in the past for approval of a zoning change, I was required to get sign off from all adjacent neighbors. Why is that not being considered in this case? Why is this an exception to the rule?

This is is a terrible idea, and impinges on our wonderful neighborhood. The zoning would allow up to 12 stories right in the middle of existing houses! There are affordable housing areas in the

neighborhood already that should be improved, and more already planned. Rezoning will completely change the area and destroy our great neighborhood. Don't turn the area into Crystal City! Please vote against this plan! Matthew and Elizabeth Spalding 922 20th Street Arlington, Virginia 22202

Great proposal! We have a shortage of housing, and especially affordable housing and ESPECIALLY affordable housing for people with disabilities

Please stop the rezoning. This, along with the missing middle effort (a solution in no way applicable to the problem), Long Bridge Aquatics Center (voted down before the county overruled it), street cars (that don't work in DC either), million dollar bus stops that don't protect people from the elements or show when the next bus is arriving - they are just not solutions to the real problems. Arlington never listens to rational thought and critical analyses. Please stop this rezoning now.

This is the most important development happening in Arlington today. Making sure there is space for disabled citizens to live with dignity is essential. Can we make this any bigger?

Traffic and Parking • Strain on Community Resources • Precedent & Sector Plan • Location • Size and Scale • Loss of Community Space / Historic School • Loss of Mature Trees • No Details on Melwood's Services • \$\$ Driven Project • No commitment not to sell after it is rezoned

22202 already has over 1,000 affordable units and over 1,000 more planned (including with Adult Disability Services at Crystal House 3)

Why would Melwood be granted a 12 story zoning exemption when the initial request was for 6 stories? Explain why Melwood would not sell the property to a new developer since they would have been given new zoning rights for a 12 story structure? The property value alone would more than triple in value. Melwood could take the money and run, leaving the county with a 12 story monstrosity in the middle of single family homes.

I support the studies recommendations. The study appears to be mindful and thorough as to evaluating the impact and design considerations.

I don't agree with the Melwood 100+ unit.

I was priced out of Arlington in October 2020 when my landlord raised the rent significantly. I signed a lease in DC with rent control on a Friday and on that Monday received a call and an email from two (uncoordinated!!!!) affordable housing waitlists in Arlington that I had been on for 6+ months each. More affordable housing for lower and low-middle income workers is so important. Build!!!! clerks, tellers, custodians should not have to drive 60-90 minutes to have somewhere safe to live

This rezoning should be stopped. As a resident of the area, I am deeply concerned about traffic, strain on community resources, the environmental impact of the loss of mature trees.

I am a resident of the area and am opposed to this rezoning. It will have a negative impact on traffic and strain community resources

As a home owner in Aurora Highlands I am strongly opposed to the proposed GLUP amendment to RA8-18. The proposed building is very much out of character with the size, scale and density of the surrounding neighborhood. 22202 already has over 1,000 affordable units and over 1,000 more are planned. Additionally, the county should not be guaranteeing the debt or other obligations of developers. It is financially irresponsible.

The nice quiet neighborhood will suffer more from traffic and the aesthetic ambiance of the area gone. Please don't do this.

ChatGPT 3.5 User

Comment against building 100 unit student in

Building a 100-unit complex in a nice neighborhood with no tall buildings could disrupt the existing aesthetics and character of the area. It might increase noise levels, traffic congestion, and strain local resources, impacting the quality of life for current residents. Additionally, it could lead to overpopulation concerns and strain on local infrastructure.

Please maximum tree canopy coverage, other biophilic features, and storm water retention through rain gardens and similar structures. A diverse, vegetated green buffer should be created between the site and Nelly Custis Park and between the site and adjacent properties with native vegetation, tree canopy increases and/or diverse native shrub and herbaceous plants to make a functional, vegetated transition. Include native plants that support pollinators, birds, and other wildlife.

Dear County Board Members, I strongly oppose the proposed rezoning on 23rd Street due to the following serious concerns: * Worsened traffic and parking congestion * Strain on existing community resources * Inappropriate size and scale of the building * Loss of historic community space and mature trees * Unclear details about Melwood's services and funding. Please STOP this rezoning proposal! Raymond Matar

Yes to more density! Yes to more housing! Yes to more affordable housing! To solve the housing crisis, we need more places like this where people can live.

VOTE NO. South Arlington is being used to meet the County's lofty affordable housing goals, leaving N Arlington untouched. The burden needs to be spread throughout the entire county equitably. This will devalue our properties. The county gives into any developer, allowing more and more density, as long as they throw in the word "affordable housing" or "missing middle," and there are no infrastructure and county resources being provided to accommodate all of the density.

In addition to concerns that I know others have submitted, I am very concerned about (1) crime, (2) cumulative effects on the neighborhood if the proposed arena is built in nearby Alexandrian, and (3) the cut-through traffic on my street, Fort Scott Drive, which already is losing its character as a residential street. The crime will come from the exponential increase in density that we are seeing in Crystal City. Higher density, with accompanying anonymity, means more crime in any urban area.

I am not in favor of converting public zoning to low-medium. In this neighborhood, we are low on park area. I consider this very valuable land which can never be replaced. The proposed buildings are more like the 5 story residential properties been built along Richmond Highway, a much more suitable location than in the middle of Aurora Hills. Will this property ever be needed for elementary school? This proposal is Avery bad and short-sighted idea.

Let people build things.

The proposed building is too big for the street and neighborhood. As a resident, I oppose the rezoning

STOP rezoning! Already plenty of affordable units and community concerns about this project have gone ignored, especially from people who live in 22202 and will have to deal traffic/parking repercussions. This is a money driven project!

I'm very disappointed that the County's draft study didn't take into account community concerns. The size/scale of this project is completely out of keeping with the surrounding buildings and this is an area that already has increasing traffic/parking problems that will get much worse bc of this project. We will lose beautiful mature trees and community space/polling place. There's already 1000+ affordable housing units in 22202 and more already planned. Please don't ruin our neighborhood!

Our community does not need to build a 12 storied, 100+ unit apartment housing. It will be a drain on community resources, the environment, existing services, new buildings, schools, shops, etc. We have historically been a residential community. Diversity does exist already and the County Board must stop the rezoning.

I oppose this plan to change the zoning of this property. I live in the neighborhood at 2410 South Inge Street. We already are experiencing increased traffic, particularly speeders going well above the speed limit, in the neighborhood. I also oppose this plan because a 12 story building at least ten stories higher than other buildings in my neighborhood. We already pay high real estate taxes. Why should we have to put up with a further deterioration of the neighborhood?

If zoning has to change for the execution of the Mellwood project, Low Medium Residential 16-36 units/acre should be used parcimoniously, both in building height and in number of units. As it is, even 45 ft will be sizeably higher than the commercial building across 23rd Street and it will compete with the church steeple on Grant. The site being walkable to amenities does not mean new occupants will be carless. Grant St will suffer traffic congestion. Please don't overdensify.

Melwood is an excellent program and has earned/deserved support. Affordable housing is a priority and efforts to increase it should be supported. Efforts to assist adults with disabilities should be supported. For these reasons, I encourage the County to approve the Melwood GLUP changes. Thank you.

This project sounds great! Arlington is in dire need of more housing, which this provides.

I strongly support this project! I hope my neighbors open their hearts and realize what a good cause this is. I think it positively contributes to our community to have this redevelopment

This looks very troubling. The 23rd street neighborhood west of South Eads is full of character that would be massively eroded by a large apartment building, and the neighborhood/roads are not the size or type that you see further east in Crystal City. There is so very much existing space east of Eads for such developments, it would be an extreme shame to push high-density development into new neighborhoods by plowing through the uniqueness of the 23rd St neighborhood in particular.

I live in Arlington County. I would vote against this plan. It will ruin the ambience of the neighborhood, as has the Amazon Building.

Arlington becomes more unaffordable every year and needs more affordable housing.

The plan is vague. No definite details. Should not be able to take land from park.

VOTE NO! Please - PLEASE - DO NOT approve this Rezoning. Aurora Hills is an historic neighborhood that is slowly being obliterated by developers, and the school that Melwood wants to raise is an historic part of the fabric of our neighborhood. The environmental impact is devastating - we need more trees and fewer massive buildings that create stormwater runoff issues. 22202 already has its share of affordable units - housing equity requires this should go in 22207 or other less dense zip codes

Sir/Ma'am, the rezoning proposal will serve only to create greater congestion, is financially driven by current owners, and create a high risk of losing public space at Nelly Custis Park. As an owner, resident, neighbor, and citizen in 22202—we value to small town field of our single family home neighborhood nested in south Arlington and do not support this rezoning request.

Arlington prides itself on diversity, which should extend to housing supply. The long-standing policy has been to maintain the low density of Aurora Highlands (Neighborhood Conservation plan, Crystal City & Pentagon City sector plans). This project is contrary to that policy. If this outrageous density increase is allowed, the rest of 23rd Street will follow in quick succession. Stop this project now and stick with the planning principles, nobody wants another Crystal Drive in the center of AH.

There's a sleeper line in the text, "While in the RA8-18 zoning districts, heights up to 60' may be achievable for multifamily uses with provision of low- to moderate-income housing via site plan approval, up to 60' of additional height above the 60' height limit may be considered by the County Board for site plan projects that provide 100% low- to moderate-housing." What prevents the applicant from selling once entitled, then building 120'? Reject this draft, stick with long-standing policy!

The size and scale of the project is excessive for the location. Melwood has been vague as to their services being offered and the increased traffic and parking is unacceptable particularly in light of the Monumental Sports plan slightly over a mile away. The Country's planning should consider the mass of vacant commercial properties nearby for this type of development.

The document doesn't consider the cumulative effects of adjacent development on traffic and school. Traffic has notably increased on 23rd, Joyce, Fern and Eads and speed limits are routinely ignored. The county should do a traffic study on the cut throughs. Oakridge Elementary school has been on a steady academic decline with no county intervention. Is increased class size? Affordable housing for families is great, but loses social value when infrastructure doesn't follow

Looks great! Meets multiple needs of the community. Jobs, housing, etc.

I am not comfortable with the idea of squeezing a tall apartment building into the edge of a neighborhood. The traffic issue alone will be substantial. When I heard it was Melwood I assumed the units would be supportive for people with disabilities but instead it will have "some units reserved" - very different. I do not support this.

Generally seems fine, as long as the guiding principles are actually respected. The adjacent churches, especially Calvary Methodist, have extensive children's activities. Let's ensure the kids are safe on the sidewalks. Eager to see more affordable housing and special needs support. Don't let them cash grab crazy expensive condos.

I am not opposed to this type of affordable housing or housing for disabled adults. The ratio of disabled individuals is quite LOW compared to the overall size of the housing. I am vehemently opposed to a building that 5-12 stories as it ruins the skyline and ambiance of our single-family home neighborhood. We accepted Amazon, so enough large construction for our neighborhood. This size of building will cause further traffic problems on 23rd St. & deplete community resources, trees & parking.

Do not change the zoning for the property. I am concerned about traffic and parking for nearby churches and the community. The size and scale of the of the rezoning will result in the loss of an historic school, community space and mature trees. What will Melwood's services be? We don't

know. This project appears to be \$\$ driven for Melwood. Zip code 22202 already has over 1,000 affordable units and over 1,000 more are planned at Crystal House #3. Do not support this huge building.

I am very concerned about the proposed plan to rezone the Melwood property. It is in the middle of a single family home neighborhood which is already surrounded by commercial and multi-family mid-rise buildings in Crystal City and Pentagon City. Traffic and parking for the residents owning single family homes have been impacted with growth over the last several years and this proposed project will impact us further. Please do not approve this and look at options in Crystal City to support them.

I'm in support of the proposal because it supports affordable housing and housing for people with disabilities.

The document is worthless. Ask for a refund. The limiting factor here is school seats. Don't make it worse. This is not hard. Have Melwood sell the old school back to the County for the same deal they got. Don't let them suck off more public benefit by developing.

This is a big fat no. If this was exclusively for you by Melwood employees, and the people, they serve, I would be for it. Many of those individuals utilize public transportation. The current plan, however, is not okay with me. No.

For use, I mean!

Loss of community space and visual horizon

I am concerned about the height of the building and density issues (including traffic, noise, construction, infrastructure, larger footprint) and also the historic significance of this building. We do not need more residential buildings in this neighborhood. Also note that there is no mention of how many affordable units or how many ADA units.

This important project, which will help alleviate Arlington's housing shortage, particularly with affordable housing, absolutely must move forward. This is exactly the type of project that should be advancing across the county, as quickly and as easily as it's possible to push it. The dedication of units for people with disabilities specifically is great, and should move forward with community support.

As a resident in Arlington Ridge I refuse to change the 23rd st zoning it's not fair for us since we choose to live in this neighborhood and paid lots of money to live in a certain socioeconomic class we want to stop this farce

Support the project and all housing in Arlington.

Please stop the reasoning. It would put a strain on community resources while losing even more community space.

No for rezoning the 23rd st

Too tall. Should be no more than 2 stories with underground parking in order to fit into neighborhood. Traffic impact unclear. As envisioned, 104 units would certainly have a negative impact on the area traffic situation. Historic building is not even partially preserved. Old growth tree canopy isn't protected. Impact on adjacent park used by several area day care facilities isn't considered. Park's use or preservation isn't adequately protected.

The GLUP study captured comments from the community and evaluated concerns about transportation, green space, etc. I wish the study had considered other public infrastructure needs. In order for affordable, accessible, equitable housing to be successful, residents need access to high-quality public schools and other community services. Land use studies and residential development plans must be better coupled to capital planning for schools and other community services.

Traffic and parking are already a problem. We need this playground to serve our neighborhood preschools. Size & scale do not blend well with 23rd St. There are mixed messages concerning height. No details on services Melwood would provide or the nature of the affordable units. Stop rezoning! Why doesn't the county care about the trees that will be lost? It appears that Arlington County no longer cares about this historic neighborhood.

Five stories is too tall for this neighborhood. Way too tall.

Melwood is not in a residential area but in a semi-commercial area flanked by churches, a small strip mall and office buildings across the street. The proposed building would not look out of place in the neighborhood. The County is making dents in attaining affordable housing but has a long way to go. Here's our chance to go on record as being an inclusive neighborhood where all are welcome regardless of income or physical/mental ability.

Affordable housing NEEDS to be a priority. We simply need more units at price points that allow people to live with dignity.

I support the fullest height of 60 feet requested by Melwood. The county is doing very well at affordable housing and should not stop, especially since this is a voluntary initiative to do so. With nonprofit control of the apartments, this will do only good for the community and further justice for those with disabilities and those hit by expensive living costs. According to some studies, it will probably not affect home prices in the neighborhood either! Allow this project to do good!

What is the commitment not to resell after rezoned? 22202 has already affordable units and planned >2000 combined with disability services in Crystal House. The congestion from rezoning and large commercial property proposal will exacerbate congestion on 23rd St. strain resources of the community and alter the character of the neighborhood with loss of the historical school, and mature trees. This is a commercially driven rezoning because of the scale. Stop rezoning for commercial development.

I oppose this proposed rezoning, which would have a substantial negative impact on the neighborhood. The area already has many apartment buildings, including for affordable housing.

Hello, The South Arlington community is already becoming more dense with recent development and changes to property zoning. Increasing traffic and population will diminish the quality of life of the present residents.

The County should not prioritize preserving any remnants of the former segregated school, especially when it could limit the supply of Affordable Housing. This building was previously a segregated school that excluded people of color and was named for a slave holder (Nelly Custis). Preserving the oldest part of the building's facade increases costs and restricts building options. By not preserving the facade, the project could focus height on the commercial side of the property along 23rd St.

We need more projects like this that are intentionally inclusive and that facilitate a live-work-play community. Although the draft reflects on multiple guiding principles, the need for affordable housing

should have priority, with other needs balanced without sacrificing the number of units. A Low-Medium Residential designation at this site helps create a thoughtful tapered transition from the high-density areas of Crystal City to the low-density single-family home neighborhoods of Arl Ridge

In our region, that same report notes that 47.1% of renting households are housing cost burdened and 25.6% are severely housing cost burdened (i.e., spending more than 50 percent of their income on housing).

These challenges are only more pronounced for people with disabilities who are more likely to be unemployed or underemployed.

I cannot reiterate enough the importance of creating new gathering spaces in the community that do not mention the dark, racist past of this county and country. We do not need to preserve a facade of a school (or any other landmarks) that were named for a human traffickers, such as Nelly Custis. Nelly enslaved at least 150 people throughout her life. There are plenty of Arlingtonians to name the building after.

You are knowingly suppressing public input. 500 characters is wholly insufficient for public comment. You know have been told it is a problem and yet continue. Why does this problem persist? Why can you not request short feedback, and perhaps even warn when people go over 500 characters, but still allow it? Why do you not provide any clear instructions for what to do for people that are unable to provide their feedback within that limit?

Why does it say "Your privately-submitted comment" when I press "Comment"? This is a public process; why would comments not be public?

The construction of this feedback facility is confusing. This input box is limited to 500 characters, which is wholly insufficient for public comment. You know have been told it is a problem, yet it appears to continue. However, when I press the "Comment" button, I see that my input is shown and I appear to be able to enter another 500 character comment. I hope this means all of the separate inputs are collected, but I am unsure if this is actually the case.

In addition, the form says "Your privately-submitted comment". Does this mean public feedback is not going to be shared publicly? Why would that ever be the case for a public process like this?

Finally, I typed in my comments and pressed "Comment" and the "your privately-submitted comment" seems to suggest it has been submitted. Yet I also see a "Submit" button at the bottom of the screen. So maybe it hasn't been submitted yet. If that is the case, I hope public feedback has not been lost by individuals that did not see the additional button or understand it is also necessary to press.

Why is there no mechanism for capturing the location of people providing comments? Is it not very important to be able to distinguish those in the local community that are far more likely to understand the nuances of this project and who are fare more likely to be affected? Is it not important to understand that feedback is actually coming from Arlingtonians?

I am not supportive of this GLUP amendment, for all of the reasons put forth by AHCA. Please know I make a concerted effort to evaluate things like this objectively. I have spoken with every board member over the past 10 years, been involved in SPRCs and LRPCs, led community groups, etc, so am very understanding of processes and compromise. And I am very supportive of organizations like

Melwood at a personal level, as I had a sister with disabilities that benefitted from similar organizations.

Further, I am extremely disappointed at the approach the County has taken to this proposal. I was initially on the fence on many aspects, but the dismissive attitude shown towards the adjacent community has made it feel, once again, that the County prioritizes the opinions of its residents very far down the list. Despite the clear warning bells rung with the Civic Federation's resolution on the loss of confidence in our government, things seem to be proceeding along as usual.

To me, the cardinal sin is that that years into this process there has still been no evaluation whatsoever of the development potential of the parcel as is, without significant changes to the GLUP or heights. The public has been fed the distorted reality of a "no development" option vs zoning changes that entail significant impacts.

This entire process has been a waste of time and money both for County staff and residents that would be much better applied to fixing problems in Arlington and improving community engagement.

For the record, I have lived in Aurora Highlands three blocks from this parcel for 20 years. I still own the home, still pay Arlington property taxes, and still care about the community, but I am not currently a resident of Arlington.

This draft document is outrageous and panders to the greedy interests of the applicant, who seeks to maximize their profit. It should be rejected out of hand. The County should put this and other similar GLUP studies on hold while completing the comprehensive review of the Special GLUP process that the County Board asked for in January 2024. There is nothing that is either special or urgent about this special GLUP amendment.

I've been a renter in the Aurora Highlands neighborhood for about ten years, and I'd like to keep living here. To that end, I support any and all upzoning/density increases--it's the **only** thing that will keep rents down in the long term without having deleterious side effects. Furthermore I am **against** any kind of "historic preservation" for the site in question, unless the upzoning won't pass without it.

The infrastructure in the area does not support multi-unit dwelling. The roads are already too busy.

I live in Aurora Highlands & I disagree with most of the March 2 AHCA comments. I support the project with up to 60' building height and support additional affordable housing in general. Proposed housing questions: are all units affordable; what is the AMI range; who will residents be; does it support Melwood staff/clientele; how many units are >1 bedroom (for families); if Melwood sells the property, will housing stay affordable? I do not support 60' height for market rate housing here.

As a neighborhood resident, I have strong reservations about the planned redevelopment and its impact on traffic and parking, loss of mature trees, bringing more high rises up into the neighborhood (the size & scale do not align). With all of the redevelopment in the area, it may feel like, why not one more - but that's exactly it - when and where will it stop? County plans to continue growth along the Rt 1 highway will only bring more traffic into the neighborhood - and this would bring more.

An apartment building of that size does not belong on 23d street--affordable housing or otherwise. It will fundamentally alter the character of this neighborhood. This proposal seems like another step in the direction of changing this largely single family home neighborhood into a high density neighborhood, much like the so-called missing middle efforts. (No one in the middle with a family has ever hoped to live in an eight-unit building with no yard. That is just an urban planner's fantasy.)

If you do not have underground parking accommodations then this plan is ludicrous. The county board is doing a great job at ruining life in Aurora Hills and surrounding areas. Why do we get the dirty end of the stick and never North Arlington?

The study is so unrealistic regarding 23rd st and how this will all work. The county should not give up the public designation. Buy the property back and turn it into a school or community center! Do not accept the study. This building is too big with too many units for the site. Too tall and too dense. And taking out the trees is not good! This is too far from the more appropriate apartment area. Melwood has said little about who can live there. And it does not seem to be a good project.

Melwood does not offer employment. There won't be wrap around services. This is just an apartment building. Do not let them build this!

I live in this neighborhood and am strongly opposed to the draft study document. We do not want our small residential neighborhood turned into an apartment complex. There is an inordinate amount of new housing units in Crystal city. If the county really cares about affordable housing, they should have made more affordable units a requirement if the apartment buildings in appropriately zoned neighborhoods.

I am opposed to this development. It will increase the traffic in this area as well as parking, which already seems to be at a breaking point. It will also strain the resources in this area. Our schools are already at capacity. This is simply too big and too many additional people. Please do not accept this proposal.

I am opposed to this plan. It is too big and involves too many people moving into the area

22202 already has over 1,000 affordable units and over 1,000 planned - including with Adult Disability Services at Crystal House 3. 100+ units is too many for the Melwood site. If Melwood cannot make its project work with fewer units, then its plan should not be approved.

I grew up with this park. I met my first friends in the area here, and was my go-to park of choice due to the ease of access and varied activities the park allows for. I believe this park should be protected, and for these reasons I also fully support aurora highlands position of opposing the Melwood project.

Don't fall for these lies. The plan uses buzz words like "affordable housing" and "green building." This proposal will not benefit the community at all. It's the Monumental proposal on a smaller scale, discussing all the great things it will do. However, the benefit is only to one entity that is achieved by damaging the entire surrounding area.

Melwood should be permitted to redevelop its building to build more housing. A Low-Medium Residential designation is to meet the County's affordable housing goals. Such designation is a careful transition from higher-density areas in Crystal City to lower-density areas. Additionally, the County should not seek to preserve any remnants of the former school because it could increase costs and restrict affordable housing options.

Please do not allow this rezoning to occur. We do not need a 12 story tower in the Aurora Hills neighborhood. There are already 1000 affordable units in 22202 and 1000 more are planned in Crystal house.

I support a 60 foot affordable housing project at Melwood. I live in Aurora Highlands Civic Association

I live in the Aurora Highlands neighborhood near Virginia Highlands Park and I strongly support this project.

500 spaces is not nearly enough for a meaningful comment on this complex project. There is also no demographic data being collected, so the comments can be from anywhere in the world (or even a YIMBY BOT army). I support the AHCA comments, <https://aurorahighlands.org/wp-content/uploads/Melwood-Draft-Study-Comments-.pdf> and urge you to give them a close review. This is the wrong project for this site and this draft study does not consider the many important factors that need to be considered.

I oppose the Melwood rezoning. It is just another attack at preserving the character of this community. Build this structure only propelles the downward slide of our neighborhood. Wtith tall buildings, destruction of the tree canopy and overcrowding this is an idea that can best be executed within Arlington's or Alexandria's urban zones.

The County should put this and other similar GLUP studies on hold while completing the comprehensive review of the Special GLUP process that the County Board asked for in January 2024. There is nothing that is either special or urgent about this special GLUP amendment.

DO NOT REZONE. The location and size/ scale of the project does not align with the existing neighborhood. Zip 22202 already has over 1000 affordable units with over 1,000 more planned just a few blocks away from this site. Traffic/parking already an issue), community space, no protection that the property can be resold after rezoned, it's a profit driven project, unclear on services they will provide are all huge concerns for the neighborhood. Please do not rezone this property!!!!!!

I live in the neighborhood and I support zoning this affordable housing project as proposed.

I am definitely supportive of this plan to provide updated facilities for Melwood's operations as well as affordable housing units. Affordable housing is much needed and especially for low-income people with disabilities. - Katharine Paal, Arlington, VA

This puts excess burden on the community. The local residents bear the brunt and the expense. What does this do for South Arlington, except create problems? And what guarantee is being required of Melwood for future plans of the sight?

Yes to the GLUP designation from Public to low-medium income
Yes to more density on this site.
Yes to Affordable Housing for lower income and adults with disabilities.
Yes to live where-you-work

Support redevelopment BUT should be at the existing height of other commercial buildings on 23rd street. At the heart of the neighborhood of residences and parks- having a 12 story multi unit building isn't appropriate. If approved builders must save as many existing trees as possible and replace 2:1 for those lost. Also would like commitment by builders to maintain facility as negotiated as regards low income housing for disabled and elderly.

Good balance of green space preservation and need for affordable accessible housing. Perfect location for this project.

I support affordable housing and see value in bringing more affordable housing - with limits. Zoning up to 5 stories, as proposed, should be the limit.

Concerns: Traffic and Parking • Strain on Community Resources • Precedent & Sector Plan • Location • Size and Scale • Loss of Community Space / Historic School • Loss of Mature Trees • No Details on Melwood's Services • \$\$ Driven Project • No commitment not to sell after it is rezoned

I oppose the rezoning for the Melwood property on 23rd St south

Those of us in Aurora Hills have chosen this area because we have "big city" out our front windows (for us) and residential out our rear windows. We get the best of both worlds. We DO NOT want high rise construction on 23rd street! We enjoy our single home residential feel and paid dearly for this privilege. There is usable land south of Eades and concern re overbuildi of apartments now. Why not use existing units and subsidize rents as needed? Building is unwelcome/unneeded.

I oppose the rezoning for the Melwood property on 23rd street south

I'm an Arlington resident&I FULLY support this project to turn what looks to be a very underused lot into housing. The non-profit that runs the workforce development should be allowed to expand on its mission and allow housing for those that need to live close to their jobs. Living close to amenities and your workplace should not just be for wealthy homeowners who are lucky enough to live there and who oppose any plans of building housing. We should not be at the mercy of other homeowners.

I support the construction of affordable housing units on this property. I think that building affordable multi-unit housing in walkable areas close to transit is ideal. We have a major housing affordability crisis in the area and this would be a small step in the right direction.

No to this project. This will be the first step to open up 23rd Street to larger commercial development inappropriate for this part of Aurora Highlands. This has no guarantee to be affordable housing in the long run. This neighborhood is mostly single or duplex family houses and butting this into the middle will only create problems for all the residents.

CONCERNS ABOUT REZONING MELWOOD--Need to have details on FUTURE Melwood's services -- which was why they got the property in the first place. There are already more than 1,000 affrdble units and more planned in 22202. The proposal to add more is not beneficial. There is no comitment not to sell after the property is developed. It was a historic school site,the neighborhood needs the property for a local school - Deny the application that would end the community contribution- STOP the REZONING

I strongly feel that the Melwood project should be allowed to go forward. Melwood is providing significant help to people who very much need it and, in so doing, is an enormous asset for our community.

This is a great re-use of this parcel that meets many Arlington goals and needs. AND it needs to be re-zoned anyway - it no longer has a public use. This landowner should be able to get a re-zoning for low/med residential in a residential area that borders a huge job and transit hub.

Yes to allowing more density

Yes to height to preserve greenspace

Yes to Affordable Housing for lower income earners / adults with disabilities

Yes to live-near-your-work /inclusive housing in our neighborhoods

I SUPPORT the Melwood GLUP Changes! We need more inclusive affordable housing in Arlington. The change will be of benefit people who often have a hard time finding affordable housing

1. Yes to the GLUP designation from Public to Low-Medium.

2. Yes to more density on this site. It is an ideal site for more density.
3. Yes to Affordable Housing for lower income earners and adults with disabilities.
4. Yes to live-where-you-work and inclusive housing in our neighborhoods

I support Melwood and the County Board moving forward to consider the special GLUP change request and eventually the Site Plan process.

I have lived in this neighborhood all my life. Since 1968. Please do not build this type of structure on 23rd Street. Absolutely, it will change the character of the neighborhood.

I oppose the reasoning. Thank you.

I support the change i GLUP as well as the planned use for the Melwood property. This will be a valuable addition of affordable housing and housing for those with disabilities--greatly needed! The education/training programs are also great.

March 4, 2024 Following are two of my concerns:

-- Possible loss of Nelly Custis Park (parcel B): Protect the park and keep Parcel B "Public."

-- Potential for change of zoning to allow for 12-story high building is alarming: That would be totally out of the current (and we hope future) character and low building profile of the primarily residential character of 23rd Street South between South Fern Street and Arlington Ridge Road. The proposed 6 stories already is too high.

I do have concerns about approving this project, especially considering the sprawl, blight and traffic that a new sports arena on the other side of U.S. Route 1 would bring. Adding more density--bigger buildings, more cars, etc. -- to the west side of US Route 1 at a time when activists are trying to make Route 1 more pedestrian friendly seems like a mistake, as does adding that stadium...

Please support this project

1). We need home ownership, not more big developers. If this project were converted into affordable condos, I would support it. 2) Removing green space and trees is a giveaway to big developers while hurting living beings. 3) Arlington has exquisite neighborhoods. Please support them through more starter homes and sidewalks and fewer concessions to big developers.

I am very much opposed to this project! It not only takes away long-enjoyed public & open space - it also imposes a big & out of place bldg on a small-home neighborhood! Our area is already dense with giant bldgs. Why should we permit high-rise encroachment on the one remaining human-size spot? Similarly we have 800+ units of affordable housing coming in a few blocks away. Why should we destroy the character of our neighborhood just to add 100 more for Melwood? There's no reason we should!

I am in favor. This would add approximately 100 units of Committed Affordable Housing, including approximately 25% for residents with disabilities. There would be no change to Nelly Custis Park, which will remain public. But in any case, I am in favor of more housing, and believe that affordable housing needs to be top priority, especially housing for those with disabilities.

Stop rezoning on 23rd Street!

We have too many building and not enough green space. Our community is not a "downtown". There are already plenty of housing options throughout the area. There are not enough parks for our kids and pets.

We are very opposed to this Rezoning on 23rd Street. 22202 already has over 1000 affordable units and over 1000 more planned including Adult Disability services at Crystal House 3. We have multiple concerns along with many other residents in our neighborhood and concerns will only increase if this rezoning is passed.

I fully support this plan to redevelop the Melwood site and build medium density affordable housing on the site. We need more multi-family housing in Arlington and this plan will help bring some. Also, please do not preserve the entire facade of the old school, we need the flexibility to design a building that can be zoned for multi-family housing. Thank you for your time.

I'm very opposed to this rezoning. The area lacks the infrastructure (including parking and traffic control) for this type of project. It is also antithetical to a single-family housing neighborhood.

As a resident of the Aurora Highlands neighborhood, I strongly support the recommendations in the Study Document. The demand for housing far exceeds current supply, and the proposed low-medium residential rezoning offers a reasonable middle ground between the single-family homes which currently dominate the area and high-rise buildings.

I am writing to register my strong opposition to the rezoning of the Melwood property on 23rd street. The draft study does not recognize the community's concerns and the fact that there is already a significant increase in density that is straining community resources and increasing traffic and more density is already in the pipeline. This rezoning and the size and scale of this project is completely inappropriate for this location and I urge the county to opposite.

The plan proposed development of this site makes no allowance for the traffic on 23rd St. Go to the corner of Fern and 23 at 5 pm. In fact there is such a traffic problem at Eads and 23rd that it backs up to Grant Street where this parcel is located. The non profit's purpose is for those who have disabilities. Their non profit status granted by the IRS is not for low income housing. A 2 story building with 1st level parking can meet their needs presently.

I support the rezoning to "Low-Medium".

Wrong place for this large development. Good location for school. Melwood has not cooperated with neighbors. Issues include traffic, parking, loss of mature trees, poor public transportation, strain on existing resources, loss of community space, uncertainty of final project, number of existing and planned affordable units in the immediate area, proposed zoning not compatible with surrounding zoning, Arlington does not owe Melwood the proposed zoning change unless there is an under table deal.

500 spaces is not enough for a meaningful comment on this complex project. I support the AHCA comments, <https://aurorahighlands.org/wp-content/uploads/Melwood-Draft-Study-Comments-.pdf> and urge you to give them a close review. There is no demographic data being collected, so the comments can be from anywhere in the world. YIMBY distributed the survey widely via social media. This renders this survey a meaningless poll. Please give considered weight to comments of impacted residents.

The request should NOT be granted. The location is not suitable for the proposed development nor the proposed rezoning. The proposed project does not allow for the transportation needs of the residents. The size of the building is very out of proportion with the surrounding neighborhood and businesses, and would set an unwanted and disastrous precedent. The area is already over capacity with residents when considering schools, traffic, pollution, public transit, parks, pet areas, and services.

Good place for school bad place for large apartment building. Problems include poor public transportation, increased traffic, loss of many mature trees, strain on existing services, loss of community space, parking, lack of transparency, size and scale of project, large number of planned and existing affordable units, new zoning not compatible with existing. Arlington does not owe Melwood this zoning change.

We are opposed to another high-rising apartment complex that takes away the much needed Community space. The size of it is considerable and further dismantles the charm of the original Aurora Highlands' architecture. With over 1,000 affordable units in this neighborhood, there is no need nor demand for another apartment building like this one. We strongly urge to consider the Community's concerns and to stop the rezoning!

The Melwood project should be stopped. It is wrong to build housing for so many people in a place where they are stranded. The S 23rd St site is appropriate for a school or community center. Melwood is either unaware or disregards many serious inadequacies of this site. Arlington knows this development would cause problems for the neighborhood, traffic, parking, resources, green space, schools, medical services, historic character. Deny Melwood their \$\$\$ grab to get it rezoned and sell!

I write in strong opposition to this development plan. A 100 plus unit building of this height & size is not in alignment with the design plan for aurora highlands which envisioned a valued opportunity to have a small town community close to the city. National Landing shouldn't all be high rise focused. The claim that this will expand affordable housing is disingenuous. We already have over 1000 affordable units & 1000 more planned. And, the overall infrastructure doesn't support this density.

Hi, I wanted to share my support for the Melwood project. It is a great project that will provide much needed housing and support for those that need it. The location near the metro is ideal and should alleviate many of the concerns over parking, especially as this is not a population that is likely to have their own cars. This should be seen as an asset to the community.

This Study Document ignores the feedback and concerns of the people who live in this area. The plan allows an organization to change the zoning then sell the rezoned property at a profit to a buyer who will have no obligation to provide affordable housing or abide by any details of the plan. I would be glad to have more people with disabilities living in my neighborhood and more affordable housing, but it needs to be done in way that respects the scale and history of the neighborhood.

As residents (734 24th St S) w/ heavily increased taxes in recent years, we have issues w/ proposal:

- 1) building size inconsistent with single-family residential area.
- 2) demo/construction would disrupt area for years w/ noise, construction traffic.
- 3) denigrates park county upgraded. Used extensively by neighborhood children & adults. Not a pleasant park next to a massive construction project.
- 4) parking for 104 units requires deep excavation, in/out off Grant St, increased traffic in area.

I support the change in GLUP designation from Public to Low-Medium.

I support more density on this site to provide Affordable Housing for lower income earners and especially adults with disabilities.

Please stop the rezoning of Melwood on 23rd street. The board has already approved other rezoning that Aurora Hills and Highland residents oppose. Melwood sits in the middle of both neighborhoods, and the current development/rezoning plans are likely to further strain community resources. The board has previously upset residents by proposing changes to parking to accommodate rezoning. A new build at Melwood will put more strain on parking. Please listen to the local constituents and stop.

I grew up across the street from Nelly Custis park and enjoyed using the non programmed space. I was able to let my creativity blossom and play on the playground with my friends. It gave me an environment outside of my house that allowed me to be a kid. For this reason and all the reason in the AHCA comments I oppose the melwood glup amendment.

As a nearby neighbor of Melwood, I am strongly opposed to the major expansion request for a number of reasons. Inappropriate for the location with negative impact of the area. A flawed process. Melwood has refused to meet with neighbors. Melwood has not explored how to incorporate their expansion in the numerous other Crystal City developments. Getting into real estate development and management will distract Melwood's focus on their vital mission. County staff are biased toward expansion.

As a longtime Addison Heights resident and South American immigrant with a humble background, I believe affordable housing is crucial. Although I have enjoyed some of Melwood's services and like their values, the proposed rezoning does not seem to be the right course of action in accomplishing their goals. A change in zoning that allows for such a tall building in the middle of the neighborhood will create community discord and likely have negative unintended consequences for the neighborhood.

The 35ft height stays in line with the neighborhood. Consider stormwater and the impact underground parking would have. Neighbor's basements already flood during storms. Consider zoning for residential only- housing density could be accomplished if only housing and not mixed use. Grant St. is a small street that cannot carry increased traffic. The potential increased traffic puts children at the preschool immediately adjacent and the kids at the park, which is highly utilized year round.

Hi - I live in Arlington. I support developing an inclusive live/work community on the Melwood site. More density makes sense this close to transit and existing jobs. - Let's allow for more density on this site to help reduce the shortage of housing. - Let's of course shift the designation in the GLUP to Low-Medium from Public.- Let's support projects like these that increase the supply of housing, housing for low income earners, and the inclusiveness of our neighborhoods! Thank you!

I support redeveloping Melwood's site on 23rd Street to add affordable housing. A project where a non-profit seeks to expand its service to the community through mixed-use development should be encouraged as a valuable tool to advance the County's goals of increasing affordable housing. The site is appropriate for this type of project, given available mass transit and walkability to adjacent businesses, restaurants, and churches. I support a "Low-Medium" Residential designation for the site.

The GLUP should NOT be amended for this property. This proposal is inconsistent with county objectives to conserve single family neighborhoods in this sector. Further, current infrastructure is not suitable to support a project of this scale (parking, traffic and water issues will be exacerbated). And

while access to affordable housing is important, the study fails to promote the equitable distribution of affordable housing throughout the county to reduce the inequity of schools.