

May 16, 2022

Ms. Margaret Tulloch-Rhodes
Principal Planner
Comprehensive Planning
Planning Division
Community, Planning and Housing Division
Suite 700
2100 Clarendon Boulevard
Arlington, Virginia 22201

RE: Special GLUP Tier 1 Study for the Melwood site

Dear Ms. Tulloch-Rhodes:

I write this letter in accordance with the Special General Land Use Plan (GLUP) Study Process that states after the Long Range Planning Committee (LRPC) meets on a Special GLUP study request, the Chairman of LRPC transmits a letter to staff with the findings of the meeting.

On Thursday, May 12, 2022, the LRPC of the Planning Commission met to hear a presentation from staff and the applicant concerning a request for a Special GLUP Study for a portion of a block on 23rd St S in Aurora Highlands known as the Melwood site.

In addition to four Planning Commissioners, the LRPC meeting was attended by members of other county commissions, representatives of the adjacent civic associations, a citizen from the disability community, and the property owner applicant. The applicant gave a presentation of their request to change the GLUP category from "Public" to "Low-Medium" Residential to facilitate a rezoning from R-6 and C-1 to RA-8-18.

After discussion, the LRPC consensus (all participating commissions, all participating Planning Commissioners, the member representing the disability community, the Crystal City Civic Association, and the Crystal City Citizen Review Council) found that a study is warranted and endorsed staff's recommendation to perform a Special GLUP Study for the site. Although there was general consensus that a study is warranted, the civic association representatives for both Aurora Highlands and Arlington Ridge expressed disapproval for going forward with the study. Their concerns were mostly about height, massing, and potential negative effects of added density associated with the applicant's proposal.

The LRPC looks forward to working with staff and the applicant and community as this study goes forward.

Sincerely,
James T. Lantelme
Chairman, Long Range Planning Commission