

CITIZENS ADVISORY COMMISSION ON HOUSING
ERIC BERKEY, CHAIR

One Courthouse Plaza 2100 Clarendon Blvd., Suite 700 Arlington, VA 22201
TEL 703.228.3760 FAX 703.228.3834 www.arlingtonva.us

March 14, 2022

Hon. Katie Cristol, Chair
Arlington County Board
2100 Clarendon Boulevard, Suite 300
Arlington, VA 22201

RE: Clarendon Sector Plan Update

Dear Chair Cristol:

At its March 10, 2022, virtual public hearing, the Citizens Advisory Commission on Housing (Housing Commission) considered the Clarendon Sector Plan Update. The Commission focused its discussion on the County-owned 10th St. site, and its potential future uses.

The Commission advises the County Board to approve the Clarendon Sector Plan Update, contingent on the County-owned 10th St. site including affordable housing. The Affordable Housing Master Plan (AHMP) calls for the colocation of CAFs and since 2015 there have been no projects that have incorporated colocation. In that time there have been missed opportunities at Fire Station #8 on Langston Boulevard and the Lubber Run Community Center. Clarendon currently has the lowest number of CAFs in the Ballston-Rosslyn corridor and this is an opportunity to add approximately 200 CAFs to the 80 CAFs currently in the Clarendon area. The plan also offers public open space as an alternative option; however, the Commission mentioned that with a section of Fairfax Drive becoming a new open space, there is less need for green space on the County-owned property. Additionally, the Commission stated the priority should not be to provide luxurious amenities to those who live in single-family detached homes, but rather to provide homes to those who cannot afford them. Lastly, the Commission noted anything other than a structure which utilizes the full zoned height maximum would be a missed opportunity for the County-owned land.

The Commission vote on the motion to approve the Clarendon Sector Plan Update, contingent on the County-owned 10th St. site including affordable housing was 7-1. Members in favor were Commissioners Arthur, Berkey, Bray, Browne, Montgomery, MacBeth, and Norris, with Commissioner Serfis voting against the motion. Commissioner Serfis explained her vote against the motion, stating the unique site makes it very difficult to add housing.

Thank you for your consideration of this issue. Please do not hesitate to contact me should you have any questions.

Sincerely,

Eric Berkey
Chair