

Area 1 Additional Feedback

Name	Comment
Ben Arthur	<p>Recall the comment I made tonight about the single-family neighborhood south of East Falls Church metro. I attach a map of free and reduced lunch rates in county elementary schools. This was made by Reid Golstein on the school board. Please don't be so shy in upzoning it.</p> <p>The Housing Commission, for which I am the liason to PLH, has been quite busy recently dealing with the mess at the Serrano: https://www.arlnow.com/2021/05/20/a-flurry-of-activity-descends-on-the-serrano-apartments-after-residents-decry-conditions-inside/ So unfortunately we haven't had time to gather a consensus on our thoughts about PLH. A tragedy, since it provides such a huge opportunity for affordability, our principle charge.</p> <p>Yesterday I encouraged my fellow commissioners to submit their own feedback using the link on the county website. Here, I reply directly to you as requested, with two suggestions:</p> <ol style="list-style-type: none"> 1. Include East Falls Church in the process, irrespective of the now decade-old area plan. Compared to the other metro stops in the county, there is a disproportionate lack of density there. Please embrace the award-winning transit-oriented development that Arlington is known for, by up-zoning more parcels within walking distance of EFC metro station. That the parking lot immediately north of the station entrance is already zoned for multi-family does no suffice. 2. Work with non-profit developers to build a 100% CAF project at said parking lot. It is owned by WMATA and VDOT so this should be simple. And make it 100% family sized. Kids there go to Tuckahoe Elementary School, which has the lowest free-lunch rate in the county at 2%. Compare to Carlin Springs just 2-1/2 miles away at 81%. Attached is a free-lunch map made by APS board member Reid Goldstein showing the stark segregation in Arlington Public Schools. Geographic distribution of affordable housing is important, particularly for children, as it helps break the cycle of generational poverty. In the "Moving to Opportunity" study described by this recent article from the Urban Institute (https://www.urban.org/sites/default/files/publication/102343/boosting-upward-mobility-exemplars_0_1.pdf) poor families were given vouchers that could only be used to move to neighborhoods which had poverty rates less than 10%. The key finding is that it helps the upward mobility of kids: "a longitudinal study analyzing the tax returns of study participants up to 14 years after MTO ended found strong long-term positive outcomes for children in the experimental voucher group whose families moved before they turned 13. These children experienced an average increase in annual individual earnings in early adulthood of \$3,477 - 31 percent more than the control group who stayed in subsidized housing units. Children in the traditional voucher group experienced an average increase in annual individual earnings of \$1,723 relative to the control group. The same study found improved educational outcomes for younger movers: children in the experimental voucher group who moved before the age of 13 had a 5.2 percentage-point increase in college attendance rates. <p>Lastly, I want to apologize for the tone of voice I used at some of the PLH meetings. I am quite passionate about equality, and firmly believe that separate can never be equal. I will endeavor to better control my emotions going forward.</p>
Bryan Adkins and Hana Carney	<p>My wife and I have followed the development plan with interest and wanted to share our thoughts as you gather feedback from residents. We own a single family home just north of Lee Highway about a 10 minute walk from the East Falls Church Metro, where we live with our two young children and my elderly mother-in-law. One concern we have with the plan is that it does not seem to propose much additional upzoning along the sections of Lee Highway and Sycamore that are within walking distance to the EFC Metro. We support more upzoning in this section of the development area than what is contemplated in the plan. My impression is that the new plan simply incorporates the old EFC development plan from a decade ago. But a lot has changed since then, and increasing density in the neighborhoods within walking distance of the metro should be a higher priority. Like many of my neighbors, my family moved to the EFC area after the original EFC planning</p>

	<p>process had concluded. We find the old plan (and the new plan to the extent it incorporates the old one) to be far too modest in the scale of density it proposes for EFC. It seems clear that areas closest to the metro are best positioned to leverage the benefits of increased density. We would welcome a more walkable, vibrant neighborhood that would come with permitting more mixed commercial/residential developments and denser housing near our home in the EFC area. Thanks for the hard work all of you are putting into this effort.</p>
John Wilson	<ol style="list-style-type: none"> 1. A large section of Plan Lee Highway Area One is covered by the East Falls Church Area Plan which is consistent, in its goals and priorities, with those expressed by the Lee Highway Alliance for the corridor as a whole. Like Plan Lee Highway, the EFC Plan is grounded in the concept of Transit Oriented Development and seeks to maximize economic, social, and environmental benefits of development near mass transit. Unlike the Sector Plans drawn for other Metro Station areas, the scope of land use, height, and density considerations did not extend to residential neighborhoods but was limited to selected spaces publicly and commercially owned. If the County Board decides it is time to revise this approach to planning in EFC then it should initiate a follow-up process with the AEFCCA community for a more comprehensive EFC Plan. By the time such a new process can begin, both Plan Lee Highway and the conclusions of the Missing Middle Study will be in place and would provide valuable context. 2. Plan Lee Highway should find a way to accommodate bike lanes and safe sidewalks on Lee Highway, especially at the I-66 overpass. The location of bike lanes on residential streets within AEFCCA boundaries (e.g. 22nd and 26th Sts.) should begin with outreach to the affected blocks in the same way and with the same rigor that is applied to parking regulation and resident interests and concerns should be fairly considered and impacts fully addressed. 3. The EFC Area Plan highlights the opportunity that new development in EFC would offer to enhance the supply of affordable and what is now called "missing middle" housing. Actualizing this stated goal will depend entirely on the County Board and the developer community.

Area 5 Additional Feedback

Name	Comment
22201 LLC	<p>“What neighborhood is this? It’s beautiful.” A visitor to my home on 18th Street in Lyon Village recently uttered those words. She was absolutely right. Although my family has only lived in Lyon Village for fewer than six months, we fell in love with the neighborhood during the early days of the COVID-19 pandemic when we took nightly walks to get some fresh air. We started from our apartment in Rosslyn each evening, and explored everywhere we could on foot in Arlington, whether it was Iwo Jima, Lyon Park, Ashton Heights, North Highland, Ballston, or Virginia Square. It did not take long for us to start walking through Lyon Village almost exclusively each evening. The neighborhood has a character that is exceedingly charming. When we had the opportunity to purchase our dream home, we did not think we could make it work, but ultimately did, and are delighted that we did so. We enjoy walking through the neighborhood each evening even more than we did before now that we’ve gotten to know so many of the friendly faces we had seen before.</p> <p>We were completely disillusioned to learn of the Plan Lee Highway Group’s proposals to change the character of the neighborhood we have come to adore. We are totally opposed to any changes that would: (1) alter the General Land Use Plan for properties in Lyon Village south of Lee Highway and (2) allow for rezoning of these properties that would allow greater building heights and densities or otherwise change the existing single-family nature of zoning in the neighborhood. While our specific home</p>

	<p>would not be impacted under the Group’s proposals (we are on the south side of 18th Street), all of our neighbors across the street would be (which obviously would ultimately affect us as well).</p> <p>We hope you will help us keep the Board from approving any proposal that would incentivize investors and developers to demolish single-family homes south of Lee Highway and north of 18th Street. Please listen to the residents of Lyon Village who will be directly affected by any plan. Thank you very much for your time and consideration. Go Canes!</p>
<p>Aaron B. Roberts</p>	<p>I am writing in the interest of Palisades Park (Figure 1) as a homeowner who has solicited feedback on Project Lee Highway from other homeowners in our community, Palisades Park Owners Association. Palisades Park is a community comprised of 129 homes, located in the eastern half of the North Highlands Civic Association (Figure 2).</p> <p>First off, I would like to commend your group on the work you’ve done to date. The materials are clear and informative, the vision represents a bold, proactive approach to long-term development planning that the county needs, and the leadership and contractor support are knowledgeable. On behalf of Palisades Park, we ask that you please consider the following pieces of feedback for the current proposal for Area 5 East in Project Lee Highway:</p> <ul style="list-style-type: none"> • Re: New development and building heights <ul style="list-style-type: none"> • We support further development, but with caveats (e.g., consolidation of existing apartment lots, but not the proposed plan; only those marked in red in Figure 3: Lot Consolidation Plan). • In the Eastern half of the North Highlands Civic Association (i.e., the area marked out in red in Figure 2: GIS View of North Highlands), do not add more than 20% of height to any redeveloped and consolidated apartment buildings and consider the use of additional setbacks. • Do not zone for new developments of <i>any</i> height between N Pierce Ct and Custis Trail (see red # 1 in Figure 4: Proposed Building Heights View). New development at this site would not only result in new building that peer into private homes, but it would violate Project Lee Highway’s stated goal for Area 5 East (“Objective: [to] establish a good transition ... to avoid potential impacts to ... neighborhood[s]”).¹ • Re: Requested Arlington General Land Use Plan (GLUP) updates <ul style="list-style-type: none"> • Re-zone the entirety of the Palisades Park community for lower density in the same and consistent way, out of respect and deference to our community’s rich quarter decade history (i.e., zone red #1 in the same way as red #2 and 3 in Figure 5: GIS GLUP View of Palisades Park) • Amend GLUP so that all single family-occupied homes are zoned in the same way, to achieve equity across the North Highlands Civic Association (i.e., zone the red #'s 1,2, and 3 in the same way as #'s 4 and 5 in Figure 5: GIS GLUP View of Palisades Park) • Re: Required Investments <ul style="list-style-type: none"> • Partner with the Marriott redevelopment program to underground electrical wires along N. Oak Street (see red # 1 in Figure 6: Intersection of Lee Hwy and N Oak St) • Repair Custis Trail’s dilapidated wood and concrete sound walls. The wood is rotting up and down Lee Highway. (See red # 2 in Figure 6: Intersection of Lee Hwy and N Oak St.) <p>The community reserves its right to submit additional comments at a future date as the project progresses. Please do not hesitate to reach out with any questions, comments, or concerns.</p>
<p>Scott Goodwyn</p>	<p>On behalf of the PPOA Board, I wanted to thank you both for your time, interest, and dedication to the LHA and associated efforts along with the issues we discussed during our walk-thru this past Friday that are of particular importance to our community</p>

	<p>of 129 homes. We appreciate you making a genuine effort to listen, ask questions and understand our respective concerns about how future development plans along Lee Highway would affect Palisades Park. Certainly, one of the transformational starts would be the Park Georgetown apartments owned and operated by Van Metre.</p> <p>It is clear that the height question is one that can be worked through with creativity and thoughtful design, which would make for a far more attractive and frankly profitable proposition for Van Metre. There seems to be little value in their current complex other than the land, as the property maintenance continues to decline to the detriment of all. While I realize density is the key most developers in this space seek, a willingness to move forward sooner rather than later by them is essential. Various hurdles were overcome with Verde Pointe and the MOM's project, just as they were with the KBM amongst many others. As you pointed out during our conversation, the materials used on the exterior are very important and I happened to go by 626 over the weekend and they have done a very nice job with that.</p> <p>Regarding having you all attend one of our Board meetings, it sounds like our November meeting will work best based on what's currently on your plate. Perhaps we can wait until early to mid-October and then coordinate the date/time/details in case we have a date change on our end, but I think that's what we should aim for now.</p> <p>In the meantime, if we can be of further assistance, please feel free to reach out and I am sure Aaron will remain in the loop and keep us apprised as needed.</p>
<p>ALEXANDER MACKENZIE</p>	<p>I know you will receive many emails about the potential rezoning of Lyon Village that focus on technical issues, timing and methods of notifications of intent, VDOT's reaction to the plan, Environmental Impact Studies, Public School Impact studies and so many other valid issues of concern, that I wanted to make a few statements and ask a few simple questions from a different direction. I know these points can be easily ignored, but they shouldn't be.</p> <p>Lyon Village has transformed itself: I have lived in Lyon Village since 1978. A kind way to describe it back then would have been 'well worn'. Since that time however, it has transformed into a diverse and friendly village that still naturally retains its historic authenticity. No one who has seen Lyon Village change over the years would seek to dismantle what has been accomplished by the families who have made this their home and a mature, distinctive, diverse community. <i>How it came to be targeted for certain compromise and possible ruin is beyond my comprehension.</i></p> <p>Lyon Village is surprisingly diverse: Lyon Village is what Arlington should want as a very valid part of its future. Beyond the Historic designation, which, while it guarantees nothing, does give recognition to its special charm, is an overlooked aspect of the current Lyon Village... its unexpected diversity. I have neighbors of every race, age, religion, sexual orientation, employment status and any other category you can surface living side by side with an immense pride of community. <i>This is a good place, worthy of recognition, not threatened with developers and bulldozers.</i></p> <p>Lyon Village has plenty of middle-class families: The notion that the 'missing middle' has been pushed out or unwelcome is demonstrably not true. In large part, the missing middle never left. Sure, there are teardowns and expensive additions and new residents. But there are many long-term residents, who have worked hard to improve their homes, mixing with new homeowners who have put their life savings into purchasing and improving their property. <i>There are plenty of very middle-income families finding ways to build a true home here...</i></p> <p>Lyon Village is full of Old Growth Greenery: Not lost to me is the eradication, not addition, of green space. There is irreplaceable old growth in the targeted area, home to an incredible array of wildlife that, like us, is <i>also</i> threatened on every side by developers. Walk through developed Clarendon or</p>

	<p>Ballston and tell me you see old growth trees with blue jays and mockingbirds, bees and butterflies along with the occasional deer or family of foxes. You can plant trees in little squares cut into concrete, you can put in little play areas next to densely populated areas and call it green... but the natural balance is upended permanently. <i>We need to preserve the mature green areas we have left...</i></p> <p>Why do this in Lyon Village at all?</p> <p>Why do this here when there are other areas on Lee Highway that are already paved over and begging for improvement? Why throw people’s homes and futures glibly into a plan when it’s not necessary? “The soul of Arlington is in apartments” claimed that 5-part article in ArlNow... I don’t believe that, but there is room for both. But not at the expense of people who have already shown their dedication to Arlington... by creating something of which Arlington should be very proud. <i>We would support development along Lee Highway, but not any incursion into the homes of the Lyon Village residents.</i></p>
<p>Andrew Rude, Vice President of Lyon Village Civic Association</p>	<p>Below please find a link to audio and video recordings of a Zoom meeting held June 21, 2021 between Lyon Village residents and Paul Holland, Chairman of the Plan Lee Highway Community Forum and Leon Vignes of Arlington County Planning Staff. The purpose of the meeting was to discuss the Plan developed by the Plan Lee Highway Group for the Lyon Village side of Area 5. The meeting had 100 participants (the maximum for the Lyon Village Zoom account) with others wanting to participate but could not do so due to the 100 person Zoom limit. The meeting lasted 2 and ½ hours. http://lyonvillage.org/for-andy/</p> <p>Lyon Village residents were angry and overwhelming opposed both scenarios proposed by the Plan Lee Highway Group for Lyon Village. When asked if anyone supported the proposal, there was complete silence from Lyon Village participants. While there were many criticisms of the proposal, the chief sentiment was that if there was any change proposed in the Plan for Lyon Village, it should focus solely on the properties immediately adjacent to Lee Highway and should not extend into areas of single family residential homes. In response to residents’ criticism of the proposal, Paul Holland, among several items, agreed he would ask the County Board to task the Lee Highway Planning Group to develop alternative scenarios to what currently exists in the Plan.</p> <p>In the recordings, Lyon Village residents express their opinions on the proposed Plan in their own words. We encourage you to review all the recordings. We would also note recording # 5 (audio only), beginning at 17:29, where Paul Holland summarizes the main sentiments expressed by Lyon Village residents.</p> <p>We submit these recordings as part of Lyon Village residents’ views on the plan proposed by the Plan Lee Highway Group for the Lyon Village side of Area 5.</p>
<p>Ann Landrum</p>	<p>I live at 2002 N Harvard Street - across the street from the Lyon Village Apartments (LVA) in Sector 5. It appears that both Scenarios A and B envision buildings extending right up to the curb from Lee Highway to Harvard St. Currently there is a green space along Harvard St that separates the LVA and their parking lot from the neighborhood. I believe the County should understand the back story on the green space before possibly destroying it. When the LVA was originally built in the 1940s, parking was supposed to be provided for in the center courtyard. Arlington County failed to inspect on a timely basis and no parking was provided for. The County and the neighbors agreed with the LVA that it would create a green space along Harvard St buffering the LVA from the neighborhood to “make up” for this failure.</p> <p>Approximately 10 years ago, the LVA received permission from the County to destroy the green space entirely and build a parking lot. The County claimed that the paperwork documenting the agreement from the 1940s had been lost in a fire. The viewing neighbors (of whom I am one) objected and after discussions with the LVA and the County, the LVA agreed to plant and maintain a narrower green space that would still separate the parking lot and the LVA from the neighborhood. It also agreed to install lighting that would shine down and not out into the neighborhood. This space includes willow oaks and many evergreen trees and shrubs.</p>

	<p>It is very disappointing and concerning to me that the proposed plan seems totally ignorant of the green space on Harvard St. Destroying the green space would not only result in the reduction of tree canopy but also result in more groundwater runoff. In addition, there would no longer be a transition between the high rise LVA and the neighborhood. In fact, I would recommend that any high rise or commercial development anywhere along Lee Highway be buffered by green space. I would be happy to meet with County personnel to see the green space in person.</p>
<p>Anna Capetanakis</p>	<p>I recently learned of the Lee Highway Group proposal, which affects my home in Lyon Village. While overall, I think it is wonderful that a plan is being developed to update and improve the Lee Highway corridor, my family and I were incredibly upset to learn that this redevelopment extends beyond the corridor and into our neighborhood.</p> <p>The 2 proposed scenarios go beyond Lee Highway, allowing for greater building heights / densities which would completely change our neighborhood.</p> <p>I was born and raised in Arlington. We chose Lyon Village for our 4- and 5-year old children for the safety - to be able to play in the street, to roam the single-family, quaint and historic homes. We have a very strong community; my kids know all the neighbors (and their yards) intimately. Both of the proposed plans would completely alter our neighborhood and make it far less safe, less community oriented, and less of a home for my 2 little kids.</p> <p>I understand that investors and developers were consulted during AECOM's initial assessment, and thus these two proposals are in line with the developers' interests. However, please consider the calls from myself, my family, and my neighbors, who would be affected and displaced. We are the voting members of Arlington County, and our vote is of equal value to that of a developer.</p> <p>Where is the missing third option, that allows for the needed development of Lee Highway itself, without sacrificing the adjacent family neighborhood for the financial benefit of developers?</p> <p>I ask that these 2 proposals for our part of Lyon Village be rejected in favor of a 3rd option that does not affect the single family nature of our neighborhood. I am happy to discuss further should you have any questions about my family's stance.</p>
<p>Anna Lucca and Michael Paley</p>	<p>My husband and I found out about the proposal of the Plan Lee Highway Group during the Zoom call hosted by Arlington County on Monday, June 21st. We are dismayed that those of us who own homes in the impacted blocks of Lyon Village (between Lee Highway and 18th Street) were not contacted directly and included in earlier discussions about Arlington County plans for re-development.</p> <p>While we do support the County's overall goal to improve Lee Highway and grow in a way that is intentional and sustainable, we are opposed to any proposed changes by the Group that would (1) change the General Land Use Plan for properties in Lyon Village south of Lee Highway, and (2) allow for the rezoning of those properties to zoning districts that will allow greater building heights and densities or otherwise alter the existing single family nature of zoning in my neighborhood.</p> <p>We moved to Lyon Village to live in a single-family home in a tree-lined, well landscaped neighborhood that was close to stores, restaurants, public transportation and the city. We would like to contribute to the development of one or more scenarios that meet the County's objectives while allowing us to preserve the things we love about our homes and neighborhood.</p> <p>We plan to ask the County Board to reject the current Scenario A and B proposals for Plan Lee Highway. In addition, we do not believe that sufficient efforts have been made to reach out to those of us who would be directly impacted by the proposed changes. We believe that we represent a stakeholder group that is distinct from other parts of Lyon Village and would like to have representation in future community engagement forums.</p>
<p>Bharati Jain</p>	<p>I am a long term resident of Arlington County, about 23 years. I have lived in Lyon Village for the last 7 years. I built my first custom home here in Lyon Village and targeted this neighborhood for its great location, family feel, schools and diversity. I liked it</p>

so much here that I actually built a second home last year and moved in. I like my neighbors, love the neighborhood for its diversity, walkability, location to shops and restaurants and family feel. It's also safe and close to so many great parks which my young elementary aged son loves. It's a great place for a family and kids as there are so many other kids the same age to play with and the schools are great.

While I am directly not impacted by the proposal of the alliance to encroach into the neighborhood since I live outside of the 18th Street boundary, I feel that indirectly I will be impacted through over crowding of our school system and roads/infrastructure, as well as maybe lose my neighbors and friends if they leave due to this appalling proposal. I feel that the safety of our neighborhood will be impacted by bringing in more commercial use. I want my son and I to feel safe walking around our neighborhood. I live on a major artery, Highland St. which is a highly used road by cars and pedestrians and feel it will be come more so if this proposal goes through along with other downfalls.

I don't think you need to encroach into our lovely neighborhood to achieve the goals of your proposals. There are so many empty lots and buildings along Lee Hwy that could be used to achieve your goals. There is no need to come into the neighborhood which is lovely on its own and a much sought after neighborhood to live in. Many people here, including myself, have built their dream homes here and wish to stay here long after being empty nesters. This is my plan. Your proposal will derail that dream for many.

The aims of the Lee Highway Alliance can be achieved without changing the Area 5 General Land Use Plan, which already zones the Lee Highway and its edge for commercial and other use. There are large, underutilized commercial lots that could be used to create more housing density and retail. There are also already dated apartment buildings that could be improved for increased subscription. There is no need to rezone the blocks of single-family homes that populate much of Lyon Village. There have been several flaws in the process that undermine the results of this planning effort.

- 1) We heard at the June 21 Lyon Village Community Association (LCVA) Meeting that the County would not be using eminent domain to repossess our homes. But that is like a crime boss saying she never committed any murders because she had her henchmen do it. The County does not need to use eminent domain when it has hired a multinational developer to do its dirty work. The developers will pick us off one by one, and if we are not first in time to sell, the value of our individual single-family homes—surrounded by additional tall and dense housing that blocks our sunlight and compromises our privacy—will decrease. And like most Americans across the country, many Lyon Village residents' financial health is likely tied to their homes. So the County is opting to give its tax-paying citizens a pyrrhic choice— either keep our families in our dream homes and in our dream neighborhood and face financial ruin; or displace us from Lyon Village (and obviously out of Arlington because who would stay in a County run like this?) and force us to rebuild our lives, our communities, our school communities and our friendships.
- 2) **We** also heard at the June 21, 2021 LCVA Meeting *for the first time* that the Lee Highway Alliance has been soliciting comments since 2016. Obviously, it has been soliciting comments only from people who knew about and supported the project from the get go. It did no meaningful outreach, or any outreach, to the residents of Lyon Village whose lives are directly impacted and who overwhelmingly oppose it. The end result is that the early comments were plucked from a community in favor of the project and excluded those residents that oppose it. Is it any wonder that the comments before the LCVA membership got involved are supportive?
- 3) **We** heard repeatedly at the June 21 LCVA Meeting that the comments supported the idea of better sidewalks and stormwater management, and the Lee Highway Alliance incorporated that support into their plan. That is the ultimate Trojan Horse. No one would oppose better sidewalks and stormwater management. But waiting inside the belly of the

	<p>universally appealing Trojan horse was the fact that we will be displaced from our homes. Why would we care about sidewalks when we cannot live here? You are wrapping those issues up into the bigger plan which you hid from us.</p> <p>4) No impact studies have been done about whether our crucial infrastructure like schools, roads, access to essential services such as daycare, pedestrian safety, traffic flow, and tree canopy can support even more density in this area. How can the County propose to displace people from their homes while being so cavalier on whether that proposal is even sustainable? This is a very important point.</p> <p>So in finality, I and the rest of Lyon Village do not support this initiative as you have proposed. I am sure you will be hearing form others on this. We would be open to seeing an Option C which does not include coming into the neighborhood. You have plenty of space along Lee Hwy to build up which I would fully support. I would appreciate your comments and feedback.</p>
Biggs Cannon	<p>I am writing in reference to the proposal of the Plan Lee Highway Group and its impact on Lyon Village. I was made aware of this plan for the first time on Monday, June 21st and feel that this plan has been enacted without ANY consideration of the people who are impacted, including many of us that have lived in this neighborhood for 15+ years.</p> <p>I am totally opposed to any proposed changes by the Group that would (1) change the General Land Use Plan for properties in Lyon Village south of Lee Highway, and (2) allow for the rezoning of those properties to zoning districts that will allow greater building heights and densities or otherwise alter the existing single family nature of zoning in my neighborhood and feel that the aims of the Lee Highway Alliance can be achieved by utilizing the existing commercial lots that are mainly underused and by improving the many existing, dated apartment buildings. This could all be done without disrupting the single-family homes that populate much of Lyon Village.</p> <p>I moved to Lyon Village because I wanted a single-family home to raise a family in a tree-lined, well landscaped neighborhood that was close to stores, restaurants, schools, public transportation and the city. This neighborhood offers respite from the tall buildings of surrounding cities.</p> <p>I also moved here because I like the fact that Lyon Village is a historic district on the National Register of Historic Places and that I am part of that district. I am shocked that the Lee Highway Group and County staff would propose such changes to the land use plan and allowed zoning for the express purpose of encouraging investors and developers to demolish all the buildings in this part of the historic district. I question whether this is legal or consistent with County policy, particularly in view of the County Board's recent effort to preserve the Lothrop house at Wilson Blvd. and N. McKinley St.</p> <p>You have an opportunity to stop something that would irreparably damage one of Arlington's most historic neighborhoods, and all of the lives impacted by this proposal. I ask the County Board to reject any such proposals for our part of Lyon Village.</p>
Brittany Tsiopanas	<p>I'm a resident of Lyon Village and have lived here for 8 years now. I recently came across the powerpoint presentation with your name listed on it as the project planner for the Lee Highway development project specifically for zones 1 and 5. I have a number of concerns based on the materials I am finding published in your plan as well as the mechanisms for socializing and getting feedback on these plans.</p> <ul style="list-style-type: none"> • The areas along Lee Highway in the Lyon Village neighborhood are already zoned for Edge development. Why is there any need to rezone a long-standing neighborhood as part of a Lee Highway development project? It's not clear from the materials what problem is trying to be solved other than satisfying large developers and bringing in more tax revenue through extensive density growth. There are substantial parcels of unused land along the corridor and existing property in the edge development zone that can be leveraged. It seems like this will really only benefit developers and greatly disrupt the current charm and character of the neighborhoods that have been here.

- The survey for gathering feedback from the community is REALLY confusing. There's random places where there are questions that pop up and then also very random to add notes directly to the maps. The survey question I was able to find gives a set of scenarios as if rezoning is the only possible solution. It's not even clear from the materials what problem is trying to be solved. I think this is really misleading and will prevent the county from gathering appropriate feedback from the broader community given the impact.
- This project seems more like this was a foregone conclusion from the county to get more revenue rather than soliciting feedback from the community and determining what is actually needed.

We are also just exiting a pandemic that will radically change the way the world operates. Occupancy of Arlington commercial space is at a low rate currently, with many companies planning to give up some or all of their available corporate space. Part of the plans that should be considered would be whether there is demand for the existing commercial space or whether it could be converted to residential units.

Lee Highway Redevelopment objectives: Many of the objectives of the plan are nice to have, but when compared with losing our neighborhood, really become non-priorities. Would I like storm water management, I guess- it hasn't really been an issue. But in trade for my block being bulldozed? No thanks! It's also concerning that so much density will be added while simultaneously making the road narrower. Many folks need to drive to work and adding to congestion is not a positive outcome for this area. Arlington is often chosen as a locale convenient to many others and it doesn't make sense to assume everyone can bike or take mass transit to work. It's challenging to drop two kids at different schools and get to work on a bike or mass transit without adding substantial commuting time. It also seems problematic there's no mechanism for discerning whether the objectives laid out by attendees are from folks who live in this corridor. It seems like the process is a bit broken if neighborhoods aren't represented to make decisions and prioritize goals for their locales. Even in the survey provided, there was no mechanism for determining whether folks for/against the proposals were even Arlington residents or members of Lee Highway communities.

Methods for Gathering Feedback: The survey for gathering feedback from the community is REALLY confusing. There's random places where there are questions that pop up and then also very random to add notes directly to the maps. The survey questions I was able to find gives a set of scenarios as if rezoning is the only possible solution, rather than soliciting feedback on scenarios or objectives that are most important to residents in this area. While the email responses from the county say we aren't locked into these scenarios, no one would ever know that looking at the way the survey is set-up. The survey really doesn't solicit new ideas or scenarios. I think this is really misleading and will prevent the county from gathering appropriate feedback. It also seems problematic that the affected communities and neighborhoods had so little opportunity to provide input, nor is there a mechanism for discerning which feedback is even coming from the affected communities. Families spent most of last year embroiled in providing feedback for the terrible APS boundary changes and have limited bandwidth with two working parents to attend 2-3 hour meetings. I would challenge the county to consider how to better solicit feedback from all residents, especially with family commitments- asking for multiple-hour sessions when families are balancing Covid, child care, and careers is a lot and the county is really missing an opportunity to gather feedback from many groups based on how the sessions are being conducted.

Sustainable Growth: I encourage the county to take it's time and plan for sustainable growth within Arlington without displacing current residents and the properties they've spent years to save and make their own. Currently as it is in Arlington, the existing services are already strained with the current population, not to mention the already approved growth of over 1000 units in the

	<p>Rosslyn Courthouse corridor in the next 1-2 years. Arlington needs to holistically plan and scale the services and amenities when planning growth projects, not just continuously add density with no plan to accommodate services.</p> <ul style="list-style-type: none"> • APS school facilities are over-crowded and there is no additional property in the Courthouse or Rosslyn corridor to add elementary, middle or high school capacity. APS placed a commuter option school on the only APS owned parcel of land (HB Woodlawn). This is a serious limitation given the scale of development being proposed and the already in-progress existing growth. The county has a very bad track record of coordinating and planning with APS on new development projects and how that impacts school capacity. • There are wait-lists and lotteries for the current population of after school extended day. This means I don't have reliable after school care for my children each year when school lets out and I have a full-time job. • There are limited child care options for pre-K education and daycare. Again, the waitlists start before you are even pregnant and often you don't get off the list. Not to mention all of the choices for daycare in our neighborhood are more than \$2000 per month per child. • The waterline infrastructure is already aged and there are constantly waterline breaks. When the county brings on new buildings to the grid, we've personally experienced issues where the infrastructure can't support the increased water pressure and we are left with the tab to address the damage. • Prior to Covid, Metro cars were extremely full each morning in Courthouse and Rosslyn with commuters often waiting for several trains or jamming in completely on top of each other to try to get to work on time. With no ability to add additional metro lines, this is a challenging problem to fix. • I currently can't see any medical professionals in Arlington. I drive to Falls Church, Fairfax, Vienna, and Reston for medical care. Every doctor I've tried to see in Arlington does not accept new patients or takes 6 months to schedule with. • There are only a few public pool options in the county and due to the limited land, there are limited private options. We had to wait 8 years to get into a pool for the summer. • There aren't sufficient services available through County Parks and Recreation to support the current population. Every time I try to register my daughter for county gymnastics, the site crashes. There are waitlists for every possible activity offered to children. If you are even 5 minutes late for registration, you will miss the entire season of sports for your kids. Most families we know have given up on Arlington County Recreation years ago, and just sign-up in Fairfax County for their children's activities. <p>This project seems more like this was a foregone conclusion from the county to get more revenue rather than soliciting feedback from the community and determining what is actually wanted by existing residents. I understand many people want to live in Arlington. I don't understand why the County would want to displace current residents and continuity in neighborhoods and schools. Thank you for taking the time to listen to your residents</p>
Caitlin Christian	<p>I'm writing to you about the Lee Highway plans and renderings, specifically for the North Highlands section. I've written to the planning committee email address and have not received any response, so I wanted to reach out to you in the hopes of at least having one voice heard.</p> <p>I live in the North Highlands, and am very concerned with the preliminary plans. Our neighborhood is such a special place. We have a great mix of single family homes, townhomes, multi-level condos, apartment buildings, and duplexes, along with ample green space and trails. Any changes to what we currently have would jeopardize the integrity of our neighborhood, and would run the risk of turning into another cookie-cutter mid-rise with retail underneath community.</p> <p>In addition, redeveloping the area would result in cutting down trees for more buildings and more traffic (especially with</p>

	<p>the plans for the Air Force Building), which would result in more congestion, more air pollution, numerous parking issues, and elevated temperatures.</p> <p>Please reconsider your plan for North Highlands, or at least try to reach more people so they can be aware of this project and have an opportunity to weigh in. I work in communications and I know how difficult it can be to reach people. Perhaps sending something out in the mail might work? I know that people in my neighborhood are unaware of the plans for the most part, and when I do let them know what's going on, their first reactions are disbelief, anger, and frustration that the County would try to ruin a lovely neighborhood.</p> <p>Again, thank you for the chance to share feedback. I love living in Arlington, so much so that I bought my first place here in January of 2020. I'm no stranger to Arlington, and have lived in the area since 2010. I've witnessed it change over the years, and while the change has been for the better in some instances, I worry that the proposed changes to North Highlands would be for the worst.</p> <p>If there's any way I can be of assistance, please let me know. It's not my intent to criticize without at least trying to be part of the solution. Thank you for your consideration</p>
Catherine Funkhouser	<p>My husband, Cameron, and I have lived in Lyon Village for 34 years. I recently read the proposal of the Plan Lee Highway Group for our part of Lyon Village (between Lee Highway and 18th Street) and am deeply concerned about the negative impact the current proposals, if approved, would have on the Lyon Village Historic District.</p> <p>I strongly oppose any proposed changes by the Group that would (1) change the General Land Use Plan for properties in Lyon Village south of Lee Highway, and (2) allow for the rezoning of those properties to zoning districts that will allow greater building heights and densities or otherwise alter the existing single family nature of zoning in our neighborhood. I am shocked that the Plan Lee Highway Group and County staff would propose such changes to the land use plan and allowed zoning for the express purpose of encouraging investors and developers to demolish all the buildings in this part of a historic district on the National Register of Historic Places. I question whether this is legal or consistent with County policy, particularly in view of the County Board's recent effort to preserve the Lothrop house at Wilson Blvd. and N. McKinley St. I ask the County Board to reject any such proposals for our part of Lyon Village.</p>
Christine Hines	<p>From what I have heard from my neighbors as far as the number of them that have sent in letters on this topic I'm guessing you might be tired of reading them. I have tried to be as concise as possible and hope you will take the time to read at least one more. The plan should be revised to increase access to all of Lee Highway commercial areas by:</p> <ul style="list-style-type: none"> • Putting a trolley down the middle to allow more people to reach the existing small commercial areas along Lee Highway instead of removing the lane; The Columbia Pike trolley didn't work because they didn't have room. Quite honestly I don't really think Lee Highway has room, but I would rather see a Trolley installed rather than just reducing the width of Lee Highway per the current Lee Highway Plan. <p>Personal perspective on "the plan" I am against:</p> <ol style="list-style-type: none"> 1. Any plan that shows a change from the current single family homes in Lyon Village to anything other than single family homes. 2. Any change in zoning that makes it easier for developers to convert current Lyon Village single family homes to anything other than single family homes. It would be duplicitous of Arlington County to allow "developers" to build high density structures within Lyon Village when for years they have told "individuals" building single family homes to limit lot coverage and install planter boxes to reduce run-off.

- Is Arlington for a green environment or more “green” from developers?

The reason I am against the “who-hoo we are going to make Arlington rich by taking away land from single family owners and giving it to a developer plan” is:

1. it will devalue my property. It doesn’t really matter if it ends up next to a high rise or becomes the alley of a Chi Chi’s as shown in the current “plan”.
2. Loud, mind numbing explosions and jack hammering noises will permeate the rest of my life in Arlington.
 - I lived in 3000 Washington Blvd. during the 2018/2019 construction on 10th St. so I know from experience how mind numbing the noise is — it almost make you crazy.
3. Traffic on Lee Highway after “The Plan” shrinks from 5 lanes (2 each direction plus turning lane) to 2 will be
 - More dangerous - I used to live on Columbia Pike — lots of re-enders because it didn’t have a turning lane
 - Highly congested
4. The “plan” is outdated because the trend (since before COVID) is people moving away from high rise living
 - I have 5 suggestions below that you should take into account.
5. If developers are being honest about wanting to improve Lee Highway there is plenty of commercially zoned property where they can do that now and are not. You have to ask yourself, Why????? They only want to build another high-rise in Lyon Village and further congest the area. Instead of following the developer plan for Lyon Village, please BUILD A TROLLEY AND THE EXISTING PROPERTIES ALONG LEE HIGHWAY AND THE WHOLE LEE HIGHWAY AREA WILL GREATLY INCREASE IN VALUE.

Five reasons Arlington County should revise the Developer’s plan for Lee Highway:

1. Urban planning driven by developers with insufficient input from residents are more likely to fail. Per research, the number one error government urban planners make is being overly influenced by developers who have the money to spend on fancy research, designs, and political influence, but don’t have the best long term interest of the community in mind. Another contributor to failed plans is not adjusting the plan per input from residents.
 - Please see links below for reports on causes of urban planning failures — don’t make Lyon Village into one
<https://www.dandc.eu/en/article/urban-planning-all-too-often-fails-because-it-based-illusions>
<https://policyoptions.irpp.org/magazines/november-2017/the-five-is-of-failed-urban-planning/>
2. The latest guidance on good urban planning is a 15-min. city. This means lots of small restaurant, grocery, centers interspersed in ALL neighborhoods, not building up the density of restaurants in one area (such as Lyon Village) so everyone has to drive and park in a a high density of restaurants.
 - > Add a trolley so more people can reach the existing small commercial areas along Lee Highway — without driving-- instead of removing the lane (this is not Columbia Pike that didn’t have room)
 - > they should START by developing nice restaurants further out along Lee Highway because Lyon Village has access to plenty of restaurants.
 - https://www.c40knowledgehub.org/s/article/How-to-build-back-better-with-a-15-minute-city?language=en_US
3. People have been moving out of high density metropolitan areas since 2016 and this has been accelerated by the Covid epidemic. See below for the numerous reports on this topic.

—> So there is no need to make a change to Lyon Village zoning because there are plenty of existing commercially zoned areas along Lee Highway that can be developed to address the growth IF it continues and growth may not continue because people are moving out of high density metropolitan areas

- <https://www.forbes.com/sites/forbesrealestatecouncil/2020/09/15/moving-away-from-the-big-cities-is-not-anew-trend-its-an-ongoing-shift/?sh=2d3d358d4b40>
- <https://hbr.org/2006/04/localization-the-revolution-in-consumer-markets>
- <https://kinder.rice.edu/urbanedge/2021/03/15/6-post-pandemic-predictions-how-cities-will-change>
- https://www.washingtonpost.com/local/across-dc-a-resurgence-of-the-small-neighborhood-grocerystore/2017/08/02/6f773258-7143-11e7-8839-ec48ec4cae25_story.html
- <https://www.extraspace.com/blog/moving/where-are-people-moving-in-2021/>
- <https://www.bloomberg.com/graphics/2021-citylab-how-americans-moved/>
- <https://www.stantec.com/en/ideas/topic/cities/are-medium-density-neighborhoods-the-answer-to-communityplanning-in-the-future>

4. Developers are not making good use of the current Lee Highway high rise, commercial space along Lee Highway. They should show they can do a good job of re-vamping the property that exists and is already zoned that way before you let them destroy the Lyon Village neighborhood and my property value.

5. Population forecasts are usually high as demonstrated by

- 2010 Forecast: 249,298
- 2010 Actual 233,464
- Overestimated by: 7% 15,834
- <https://demographics.coopercenter.org/virginia>-population-projections - see attached screen capture as they have updated the website

My History in Arlington, VA - since 1994

I lived in Arlington apartments from March 1994 to August 2018 when I moved into my new home in Lyon Village (I did live in DC for 1 year from 1994 to 2018. I put offers on two homes in Lyon Park, Arlington, in 2007 (I loved the older homes and put offers on 1810 N. Daniel Street and 919 N Edgewood St.), but was outbid. I started a PhD program at GWU part time in 2009 so I put my plans to buy a house on hold. In 2017, finally decided that I wanted to live permanently in Arlington and I felt comfortable making the investment and bought the lot at 1728 N. Barton St. in Feb. 2017.

- If the new plan goes through showing rezoning and replacement of single family homes in Lyon Village I will be sorry I ever paid \$1 tax dollar to Arlington County.

History 1728 N Barton St. - drug dealer's home to Colonial Brick reminiscent of original home at 810 N Daniel St. to an alley for Chi Chi's?

While technically the property was historic, it had not been maintained (see attached) and was occupied by a drug dealer (it was called Scotty's corner so I have been told) and was torn down by the builder before I became interested in the property. My house design is a 100% brick, and colonial design to maintain the historic look of Lyon Village (see pictures of original home at 1810 N Daniel St). I could have built a much larger house that would not have had a backyard, but I value open, green space so I declined a larger house design.

	<p>Thank you for taking the time to consider my request to:</p> <ul style="list-style-type: none"> • not change Lyon Village zoning • remove any parts of the plan that show the replacement of Lyon Village single family homes with commercial businesses and/or high-rise structures • add a Trolley down the middle of Lee Highway instead of removing a lane altogether per the current Lee Highway Plan
Cecilia Philps	<p>Please accept this email as we stand with the Lyon Village Position Paper to oppose</p> <ul style="list-style-type: none"> • Changing the GLUP to allow for rezoning of the R6, single-family zoned areas south of Lee Hwy * Encroachment of any kind into • the R6, single-family zoned areas south of Lee Hwy • Increasing building heights along Lee Hwy beyond what current GLUP and zoning allow • Narrowing Lee Hwy.” <p>We do SUPPORT maintaining the current GLUP and zoning for the neighborhood. These proposed changes will negatively impact our property as we sit in the bulls eye of proposed changes. We continue to be disheartened in Arlington County board’s apparent quick willingness to support and work with large corporations and companies to make a buck and rarely show much support for small businesses and their constituents especially those who have lived here for the last +25 years.</p>
Curtis A. Ritter	<p>I am writing to express my <u>serious concerns</u> about the proposal to change the General Land Use Plan and Zoning along the Lee Highway corridor.</p> <p>I am a 38 year resident of Arlington County, in Lyon Village.</p> <p>I initially thought to fill out the PLH survey. I was, frankly, shocked at the slanted way the questions were constructed, are clearly designed to reinforce conclusions apparently already made, and are not any attempt to objectively seek residents’ opinion on the underlying issues. They were suggestive, confirmatory, and presume certain facts and perspectives as already established.</p> <p>We now have a General Land Use Plan and Zoning structure which were adopted after much thought, study and resident and community group input. They specifically seek to provide for and accommodate measured growth, while maintaining the quality of life and services for Arlington residents. The existing standards which apply to the Lee Highway corridor already contemplate a higher density than is currently being utilized. There are many parcels which are under-developed with service stations, convenience stores, and car lots. Substantial additional density can be achieved by simply using what is already planned and provided for.</p> <p>We also have extensive development going on now under our existing framework, all of which will already increase the population density and strain our existing infrastructure. In addition, my understanding is that Arlington has previously projected a large increase in population under the <u>existing</u> planning and zoning standards, something in the order of an additional 60,000 residents over the next several years, and this analysis was done before any consideration of the impact of the new Amazon headquarters. The proposed Lee Highway density increases would add substantially to all of this already significant growth.</p>

	<p>I appreciate that there are social and political goals that Arlington may wish to promote, but the questions that have to be asked and answered first are, even given admirable goals: What exactly are the infrastructure implications, how much will we be paying for this? What will it cost and what is the impact on existing residents and facilities?</p> <p>Some questions that must be answered arising out of further increasing our population density include:</p> <ol style="list-style-type: none"> a. What new Schools will be required, where will they be located (ie where is the land), how much will they cost? b. Same with Police and with Fire. c. What additional infrastructure will be required to provide Water, Sewer, and Power for the increased density. What land will be used? How much will it cost? d. What will be required to address the aggravation of already serious Storm Water Runoff issues. How much will this cost? What is the impact on our already disappearing Tree Canopy? e. Plus, all of the other transportation, road, parking and congestion issues inherent in greatly increasing population in a small area like Arlington. <p>These fundamental County concerns are not single year problems. They are multi-year capital improvement costs which cannot be committed to without an objective and thorough understanding of their total impact. The Board is no doubt aware of the other municipalities that have pursued certain development goals without adequate consideration of these factors. Some are already in bankruptcy. Others have experienced significant taxpayer revolt or have destroyed the municipality's bond rating, vastly increasing the cost of both existing and future borrowing.</p> <p>My request is that the County commission a comprehensive and objective study and analysis, and submit the results to our citizens for their review, input and approval <u>before</u> it begins to change anything as significant and impactful as a comprehensive land use plan. Arlington County is very fortunate in having very progressive, educated and involved citizens, and there is no need to obfuscate or gloss over potentially inconvenient details to achieve a result. There is no need to rush such a major decision. In light of the long-term capital and human impact, the study should project all relevant factors out for at least 10 years.</p> <p>This is the only reasonable, rational and informed basis on which to proceed. It is my understanding that this is precisely what is done as a pre-requisite in our surrounding jurisdictions, and I ask that it be done here also.</p>
Cullen Ruff	<p>As a long-term resident of Arlington County, I strongly oppose the Plan Lee Highway proposals. Please do not further consider such destruction. This greatly saddens me to even think of such proposals and their negative impact on Arlington neighborhoods.</p>
Dan B. Avstreh	<p>Thank you for taking the time to hear comments from your constituency. I want to add my voice to those FIRMLY opposed to this plan. I will try to keep brief - please don't mistake that for lack of conviction. This is something about which I feel strongly.</p> <ol style="list-style-type: none"> 1) I would not argue that Lyon Village is priced affordably. It is not. However, that is due to a relatively unique situation in the region - the ability to own a single family home and walk to the metro. There are a couple of other areas where this is achievable, but not many. This is one of the two major reasons which we chose to invest in living in Lyon Village, despite the cost. While both my wife and I are very low-income backgrounds, we are blessed enough to have advanced degrees and reasonably-paying jobs, so we chose to spend more to have less but live close to her job downtown. Seeking to re-engineer the neighborhood will be akin to purposely destroying a historical garden to put up a parking lot. It may add some short

	<p>term practicality but it will ultimately be both regretted and irreversible. Why would I anyone choose to live in Arlington and pay the high prices, taxes, etc if single family homes were actively being engineered out? We could have bought 2-3 times the house in Vienna or Reston.</p> <p>2) More important than my concerns about actively manipulating out what is still considered a gem is the complete inability of the schools to handle the current class sizes, much less future with increased density. We choose Lyon Village for two reasons back in 2010 (and got married in our backyard with a friends baking the cake, DJing, etc because we spent everything we had saved to get the house): the metro and the schools. A decade later, we have been forced to send our older son to private school due to Arlington's failure to meet his needs as high-functioning ASD. But even more sadly, we, like so many Arlington parents, scrambled to find private school spots for our younger, neuro-typical son as well, as Arlington's complete failure of it's students was laid bare by the pandemic. Never in a million years would I have imagined sending my kid to a private school. Yet, private school applications were up 40% this year, and over and over, <i>we ran into friends on info-sessions and zoom meetings that all sheepishly admitted the same thing - the pandemic didn't cause Arlington Schools failure - it just unmasked it.</i> The ballooning class sizes and lack of physical space was out of control in 2019, and so many traditionally liberal, pro-public school parents like myself didn't want to admit that things were stretched to the wrong side of the curve. But we all see it unavoidably now, even if it pains us to consider abandoning our faith in this county. ALL of Arlington's planning resources should be spent trying to salvage the school system, not to find ways to increase the population density despite it.</p> <p>Please don't make our decision to choose Arlginton when so many others were choosing Vienna and Reston into a mistake for my children. Thank you. Please stay safe.</p>
<p>Danny Wang</p>	<p>My name is Danny and I am a resident at my parents house in Lyon Village. My parents bought their house in 1994 and have worked very hard to renovate its look and make it a real special place. They paid off the mortgage a couple of years ago and now own this property, and we are very proud and happy to live here.</p> <p>I am sending this email because I just received news from the Lyon Village bulletin that you all are planning on expanding Lee highway because there's a vision of making it a walkable urban village with a bunch of new developments. I have been told that this expansion between N. Veitch St., 18th street and N Highland st would result in 75 single family homes, 43 townhomes, and 6 affordable housing complexes being demolished for this expansion. That's a lot of residents in our neighborhood being kicked out for a project that I don't see coming to life anytime soon. I don't understand why Lee highway is trying to become an urban village when we already have Clarendon right next to us. It's unnecessary and I don't want this project to set a precedent that Arlington can just encroach upon our homes for more commercial space when we already have plenty.</p> <p>Arlington's expansion into an urban hub has been incredible and I really like it , but I think the county tries to go too far with these projects that I believe are going to end up failing anyways.</p> <p>The other thing is, I always hear that Arlington County government is proud to be inclusive and diverse. Well, if you demolish more affordable housing (Which in Arlington is barely affordable) then you might as well just throw that creed under the bulldozer as well.</p> <p>You don't have my support on this Lee Highway expansion because I think overall, like LVCA said, it will set a bad precedent for homeowners who have worked so hard to pay off their mortgages. That's not what I want for my family.</p> <p>I really like Arlington and as a resident of Lyon Village, I thought it was important for me to send this email. Thank you for your time.</p>

David and Jo Lynn Ricks	<p>We are writing to register our unequivocal disapproval of any proposed change of the General Land Use Plan (GLUP) and rezoning of R6 single-family homes within the Lyon Village neighborhood.</p> <p>Specifically, we refer to the area between Lee Hwy., N. Veitch St., 18th St. N., and N. Highland St., identified in the PLH as, Area 5 (West). The PLH recommends multiple proposal scenarios for Area 5 (West) all of which will ultimately lead to the destruction of 75 single-family homes, 43 town homes and 6 affordable apartment buildings. Further, the proposed increased density, and related transportation and services, will serve to further deteriorate and jeopardize the integrity of the remaining single-family neighborhood.</p> <p>I've been an Arlington resident since 1982 and a Lyon Village resident since 1986. If there is one unified and solemn commitment County Boards have consistently made loud and clear throughout the decades, it is a promise to protect our neighborhoods. The PLH proposal for Area 5 (West) is antithetical to the protection of Lyon Village. There is no reason to change the current C-2 and RA8-18 Zoning along Lee Hwy. It provides the necessary transition buffer of density and building height between our neighborhood and denser future redevelopment along Lee Hwy. To move that zoning line further into our neighborhood makes little sense in terms of protecting Lyon Village.</p> <p>As stated by Arlington Economic Development, "Arlington's unique blend of urban sophistication and neighborhood charm is unmatched in the region". The neighborhood charm of Lyon Village, to a great extent, is responsible for branding Clarendon "The Urban Village". The drum beat of densification never ends. The PHL Proposal for Area 5 (West) is a slippery slope to further urbanization of our neighborhood.</p> <p>The Lyon Village neighborhood boundary and zoning should not be modified. Arlington doesn't need more Rosslyn-Ballston corridor. The County's unique identity is served better by protecting and preserving its single-family neighborhoods.</p>
David Roberts David Spencer	<p>We have been residents in Lyon Village for decades, David Spencer for over 30 years and David Roberts for over 20 years. We want you to know that we oppose the new "Plan for Lee Highway" as it currently stands. We believe these proposals, if approved, would set a precedent that would negatively impact Lyon Village and other neighborhoods, both in the short-term and the long-term. We also believe they would harm the reputation of Arlington County, demonstrating that Arlington's current leadership will not hesitate to willfully disrupt established neighborhoods without regard for the needs and wants of the residents of those neighborhoods. We therefore respectfully request that you vote no and/or act to stop these proposals from going forward.</p> <p>Please remember that we are your constituents, that we vote, and that, like other directly affected voters, we will hold you accountable for your actions on this issue.</p>
Edward Bielski	<p>I saw for the first time on Monday, June 21, the proposal of the Plan Lee Highway Group for my part of Lyon Village (between Lee Highway and 18th Street).</p> <p>I am totally opposed to any proposed changes by the Group that would (1) change the General Land Use Plan for properties in Lyon Village south of Lee Highway, and (2) allow for the rezoning of those properties to zoning districts that will allow greater building heights and densities or otherwise alter the existing single family nature of zoning in my neighborhood.</p> <p>I am shocked that the Lee Highway Group and County staff would propose such changes to the land use plan and allowed zoning for the express purpose of encouraging investors and developers to demolish all the buildings in this part of a historic district on the National Register of Historic Places. I question whether this is legal or consistent with County policy, particularly in view of the County Board's recent effort to preserve the Lothrop house at Wilson Blvd. and N. McKinley St.</p> <p>I ask the County Board to reject any such proposals for our part of Lyon Village.</p>

<p>Eileen Smith</p>	<p>The Plan Lee Hwy proposals to increase height and density are surprising and disappointing to me. The vastly increased density the plans would create in our area would not be matched by increased road capacity, more room on the metro, or more teachers and classrooms in schools.</p> <p>If it is not possible to increase the services and transportation options by the same amount as you are increasing density, it makes no sense to add additional housing.</p> <p>Our family chose Lyon Village because it has a neighborhood feel close to metro, shops, and restaurants. This plan will make our area crowded and frustrate everyone involved by increasing traffic and metro riders without increasing capacity. It will also wreak havoc on schools that aren't set up for another influx of demand.</p> <p>Please return to the drawing board to come up with a plan that addresses all of these issues, not just the housing.</p>
<p>Elaine Furlow</p>	<p>I thought I would pass along various comments and questions that I have heard over the past few days from neighbors and others in the Lyon Village/N Highlands area, mostly from people closer to Spout Run. No need to answer these Qs right now...just wanted you to be aware.</p> <ol style="list-style-type: none"> 1. 1 man thought the mtg last week was "quite helpful...I learned a lot I didn't know." 2. 2 people (different settings) asked "what is the difference between Missing Middle and this LH stuff?" One of these was asked in a gathering of several people and my answer seemed to satisfy everyone. 3. Several people had questions regarding LV shopping center, such as "What will happen to parking?" and "Don't do away with parking." Also said "I have trouble visualizing a tall building there where the Giant and shops are now...maybe someone could sketch what that might look like?" One person indicated negative feeling about tall building and "too much development." 4. Couple of people had trouble reading the maps..."so small I can't tell what I am seeing," "Don't get the real difference in the colors." 5. One person said, "Don't understand what they are proposing with the new street that would exit on to Spout Run. Wouldn't that just make it even more dangerous to cross the street [pedestrian] to get to Giant or Italian Store?" Another worried about it creating even more cut-through traffic. 6. One man indicated that he liked the "red bus lane idea [on Lee Hwy] but "not sure that "narrowing to two lanes would really make people slow down." 7. One woman wondered "why they think more retail would work when the juice bar closed and they can't fill that space, and very few people go to Mom's except maybe on weekend."
<p>Elizabeth Loranger</p>	<p>I am writing in reference to the recent Plan Lee Highway initiative and its impact on Lyon Village. As a longtime Lyon Village resident and homeowner, I strongly disagree with the plan as recently presented and its impact on our neighborhood.</p> <p>While the general concept of increasing density through GLUP and zoning changes along the corridor has some merit, the current plan to change single family zoning in our neighborhood impacts up to 75 homes and in some cases extends 4 to 6 houses into Lyon Village south of Lee Highway. This is much greater encroachment into our neighborhood than the county should allow. The County and its constituents would be better served by focusing density increases on:</p> <ol style="list-style-type: none"> 1) Major intersections that are underzoned such as Spout Run/Kirkwood, Glebe Road, George Mason Drive and Harrison Street. This would provide clusters of density akin to mini town centers that are typically found in communities today. 2) Commercial areas that are currently underdeveloped such as Cherrydale and the strip of Lee Highway George Mason Drive. Promoting redevelopment of these somewhat run down areas should be a focus of the program.

	<p>Other sections of Lee Highway that are more residential such as near Lyon Village should have GLUP and zoning increases that are limited to lots fronting Lee Highway so as to minimize impact on residential neighborhoods.</p> <p>It is common for initiatives like Plan Lee Highway to create wish lists that are unchecked and extremely broad in scope. I call on the County Board to show constraint and approve changes in a more gradual and measured in order to focus on benefits without causing an overly negative impact on neighboring areas such as Lyon Village.</p>
Eric Jones	<p>Dear Councilman Karantonis, I want to personally thank you for taking valuable time out of your day yesterday to walk Lyon Village and to speak with and listen to the residents of Lyon Village.</p> <p>I love that the County Board is looking to make Arlington better. However, it was very compelling when we asked the question, "would you prefer the proposed changes or keep Lyon Village as is." 22 out of 23 residents present at the walk raised their hands that they would prefer to keep Lyon Village as is compared to the current proposals (I believe they are being called Option A and Option B). That visual of 22 hands is a strong signal that the staff needs to present more options to the Board.</p> <p>As the county contemplates changes that will significantly impact the lives of so many Arlington communities and residents, I would welcome and encourage other County Board members de Ferranti, Cristol, Dorsey and Garvey to take Takis' lead and meet with each of the communities. Thank you for taking the time to read this letter, and thank you for your service.</p>
Mary & Gary Fissel	<p>We strongly oppose the current plans developed by the Plan Lee Hwy and County staff. The changes in the General Land Use Plan and zoning in the Lyon Village community will have detrimental effects and have devastating impacts on single-family homes in Lyon Village. In addition, the development of this plan will have negative effects on Arlington County.</p>
Greg Brozak	<p>I am a long time resident of Lyon Village and I strongly oppose the proposals presented for Lyon Village (Area 5 (West)), as developed by the Plan Lee Hwy (PLH) team and County staff. I request that the County Board not consider any proposals that in any way present changes to the General Land Use Plan (GLUP) or other changes to the land use in Lyon Village.</p> <p>I believe there is no sound rationale for increasing density in Lyon Village as has been defined in the Plan. I also want to point out that Lyon Village is an historic district and is on the National Register of Historic Places and this includes the houses included in the proposed Lee Highway Plan. The precedent set by changing the GLUP, increasing density, and putting single-family homes at risk of rezoning would damage Arlington's reputation and impact property values throughout Lyon Village and the county as a whole. The current GLUP and zoning designations in Lyon Village are appropriate and sufficient for redeveloping existing C-2 and RA8-18 properties along Lee Hwy.</p> <p>I request that the County Board restrict any proposed changes to the properties immediately adjacent to Lee Highway and not include any of the currently zoned single family homes in Lyon Village.</p>
Greg Kempic	<p>I am a Lyon Village resident and in connection with the Lee Highway Plan Proposals, I strongly oppose the current draft plans to include plans for increasing building heights along Lee Highway beyond what the current GLUP and zoning allow. I strongly support maintaining the current GLUP and zoning for the Lyon Village neighborhood and surrounding areas (including the Area 5 shopping center that includes the Italian Store and Giant). More specifically:</p> <ul style="list-style-type: none"> • I strongly support the position expressed by the Lyon Village Citizen's Association. • I strongly oppose the proposed changes to building heights, particularly in the areas in the areas that include and surround Lyon Village. As an alternative, I propose that we prioritize quality over quantity and seek a vision that strives for something closer to the historic district of Charleston, South Carolina. • In addition, below I will offer suggestions for improving community engagement – see section 3. <p>1) I strongly support the position expressed by the Lyon Village Citizen's Association. Since you have already received that communication, I will not repeat it here.</p>

- 2) I strongly oppose the proposed changes to building heights, particularly in the areas in the areas that include and surround Lyon Village. As an alternative, I propose that we prioritize quality over quantity and seek a vision that strives for something closer to the historic district of Charleston, South Carolina.
- Frankly, I find tall buildings ugly regardless of architectural design. Moreover, I judge my happiness in part by my ability to be exposed to sunshine. Living in the shadows (figuratively or literally) of tall buildings is not desirable.
 - While beauty is in the eye of the beholder, I find Rosslyn and Ballston ugly and have no desire to live in either. If someone loves those areas, more power to them. I don't and don't want to see my neighborhood, which includes the Walgreen's, the shopping center with the Italian Store and Giant, and Cherrydale Hardware, turned into another example of either.
 - Dr. Martin Luther King said “we are prone to judge success by the index of our salaries or the size of our automobiles, rather than by the quality of our service or relationship to humanity.” In my view, the proposals incorrectly seem to prioritize the former, not the latter. For example, slides 7 and 8 for Areas 1 and 5 state an objective for “higher density residential.” While it is easy to justify this by believing this is a moderate approach because, for example, the tallest buildings in the world are not being advocated, it is nevertheless, in my opinion, prioritizing numbers over quality.
 - With regard to quality, in my opinion we should strive to seek a community that is more like Charleston, SC. For example, the articles below are notably devoid of high rises (or even medium rise buildings depending on your definition) when describing the city as charming.
 - <https://www.forbes.com/sites/lauramanske/2019/12/02/your-ultimate-guide-to-charming-charleston-a-south-carolina-jewel/?sh=514b14de1a85>
 - <https://www.townandcountrymag.com/leisure/travel-guide/g1233/charleston-sc-most-charming-city/>
- 3) I offer the following suggestions for improving community engagement.
- a. First and foremost I would remind you to think about who you represent. Are you trying to appeal to the Arlington commercial land owner, real estate developer, or someone who is planning to leave Arlington and whose desire is to maximize property-sale or rental profits? Or are you trying to improve the lives of everyday citizens, who may not have the money or time to solicit benefits from the county?
 - b. With respect to the former, I would remind you (1) that they are losing nothing by maintaining the existing GLUP and (2) to reference the quote above from Dr. Martin Luther King.
 - c. I respectfully request that you refrain from half-truths. It certainly diminishes trust in the process. Moreover, it reduces the likelihood of positive outcomes if decision-makers are relying upon them. Examples of these half truths include (and I would happy to provide references to them if you would like but most if not all are from the May 2021 presentation to the community on YouTube): Changes would result in a larger tax base
 - d. True, but this doesn't mean the average taxpayer will noticeably pay less in taxes. I came across an ARLnow article that indicated roughly 1/3 of Arlington taxes support the school system. Clearly if the population increases, the school system costs increase. And this is probably true with most costs in the county budget – they scale with the population.
 - e. Size is not guarantee of success. For example, the following municipalities were large but went bankrupt. 5 biggest municipal bankruptcies in the U.S. – MarketWatch
 - f. In order for changes to occur, private citizens would need to request them.

	<ul style="list-style-type: none"> g. I've seen examples in my neighborhood where a developer can outbid a private citizen because they can build to a higher density than the private citizen desires. Thus, the density changes that are permitted should be assumed to be end result over the long term. Again, please see the Dr. Martin Luther King quote about quantity over quality. h. Please provide more consideration for your audience. i. I have no idea why Areas 1 and 5 are being presented together given that what affects one likely has very little to do with the other. I can only guess that the planners see the areas as similar, which if true, reveals a planning-centric focus rather than a citizen- and community-centric focus. j. I would suggest presentations be more like the position paper from Lyon Village – i.e., they contain an executive summary and bullet points that follow so that a reader can easily navigate to the level of desired depth. k. Present a chart/diagram showing changes from the status quo (e.g, the current GLUP) so a reader can see how proposed changes will affect them versus leaving them in a position where they need to research this for themselves. l. Slide 6 indicates that “overland relief” is “needed along Spout Run corridor.” m. First off, please use language the average citizen would understand. I don't believe that average citizens understand the term “overland relief” without some help. n. At the presentation available on YouTube, an average citizen indicated that they didn't think the problem was that bad (e.g., a driver could simply drive cautiously through the one cited example and be fine and there was only one example provided of any problems). Further, what didn't seem to be said but which seem to be true is that the changes contemplated in the Lee Highway proposals would exacerbate the potential problem. In other words, don't build a concrete jungle, and you won't have drainage problems. Similarly, please don't make it sound like you are solving a problem when in fact the problem is created/exacerbated by the plans you are making. As a reminder, an ounce of prevention is worth a pound of cure.
<p>Heather Buck</p>	<p>I am writing in strong opposition to the plans being developed by the Plan Lee Hwy (PLH) team and County staff to propose changes to the General Land Use Plan (GLUP) and changes to zoning in Lyon Village.</p> <p>As a homeowner in Lyon Village for more than 15 years, this deeply saddens and angers me. I only see negative impacts that this will have on a wide variety of people in this area. The intent of GLUP is to guide the planning of a community; to be a driving force with vision and purpose. The success of Lyon Village as a diverse, safe, beautiful, historic neighborhood is owed largely to the GLUP. Changing it eliminates this sound plan and my trust in developers.</p> <p>We've already seen Clarendon transformed with high rise condos and apartment buildings. The suburban part of this area will disappear. I have read about no good reasons to increase density in this area.</p> <p>Changing the GLUP will set a precedent for other neighborhoods. We will gradually see the destruction of well-thought- out neighborhoods that people seek out. We will also see the destruction of tree canopy, an increase in pollution and traffic, and an increase in crime.</p>

	<p>Finally, I must share my frustration with how sneaky this entire proposal feels. Once again (similar to how changes are made in Arlington public schools), the County is claiming a plan has been vetted and shared when it feels very “out the per data has been gathered or shared. I do not feel community voices have been heard. I am continuing to lose trust in our community leaders.</p>
<p>Herman and Miriam Narcho</p>	<p>We have resided in Arlington County for 55 years and in Lyon Village for 48 years. We want you to know that we OPPOSE the new “Plan for Lee Highway”.</p> <p>We truly feel that these proposals, if approved, would set a precedent that would negatively impact Lyon Village and additional neighborhoods in the future, as well as harm the reputation of the County.</p> <p>We respectfully request you vote NO and or STOP these proposals from going forward.</p>
<p>Jason and Leann Harrier</p>	<p>We are writing with great concern regarding the Lee Highway Revitalization as it relates to the single-family homes in Lyon Village. We saw for the first time on Monday, June 21, the proposal of the Plan Lee Highway Group for our part of Lyon Village (between Lee Highway and 18th Street N.). How this plan was discussed and presented to others for so long without directly contacting those homes most affected is inexcusable. It is our understanding that a meeting was held with community members (again, not directly notifying/including us or any of our similarly-affected neighbors) where our block was highlighted for additional development. How we could be excluded for so long from such drastic planning is absolutely criminal.</p> <p>We are totally opposed to any proposed changes by the Group that would: (1) change the General Land Use Plan for properties in Lyon Village south of Lee Highway, and (2) allow for the rezoning of those properties to zoning districts that will allow greater building heights and densities or otherwise alter the existing single family nature of zoning in our neighborhood.</p> <p>We moved to Lyon Village in 2012 because we wanted a single-family home within a tree-lined, well landscaped neighborhood that was close to stores, restaurants, and the Metro. We sacrificed to afford this neighborhood that we walked through for many years, unable to buy anything, as we continued to rent an apartment in Clarendon. When we finally bought our dream home, we joined a wonderful, quiet neighborhood and started our own family. Now, our young children bike ride and scooter down 18th Street North with their friends. We host gatherings in our small yard. We have block parties, progressive dinners and happy hours with our neighbors. Nobody wants to trade the life we paid dearly for to live in the middle of a city and in the shadow of tall buildings. Especially when we were never consulted during any of the years-long “planning” for this. This proposal is clearly only serving the interests of the developers and investors (who stand to profit heavily), at the great expense of families like ours who waited years to be able to live in this neighborhood.</p> <p>Most concerning of all about this “planning” is the work that has not been done. The effects of this proposed up-zoning on our schools—which are already heavily overcrowded and constantly being re-zoned to accommodate a growing population—would likely be drastic. This proposal could very well lead to trailers covering the beautiful green space at the new Innovation Elementary School that serves this community. In addition, the traffic conditions on Lee Highway would likely worsen, along with a higher volume of traffic running through all of Lyon Village. And, of course, such drastic changes in building type and height will alter the storm water run-off, which is already problematic in this area. These issues would require serious consideration and evaluation before all of Lyon Village is ruined.</p>

	<p>We also moved here because we like the fact that Lyon Village is a historic district on the National Register of Historic Places and we are part of that district. So many housing developments contain homes that all look the same. But the unique character and distinction among the many homes in Lyon Village adds to the beauty of this community. We are shocked that the Lee Highway Group and County staff would propose such changes to the land use plan and allow zoning for the express purpose of encouraging investors and developers to demolish all the buildings in this part of the historic district. We question whether this is legal or consistent with County policy, particularly in view of the County Board’s recent effort to preserve the Lothrop house at Wilson Blvd. and N. McKinley St.</p> <p>For all the reasons outlined above, we ask that you alter the proposals to provide no change for historic Lyon Village.</p>
Jeremy Tsiopanas	<p>We are longstanding Arlington residents of over 20 years and currently homeowners in Area 5 of the Plan Lee Highway project living in a SFH on Adams Street.</p> <p>While we want to be supportive with the goal to improve Lee Highway, and appreciate that change is a constant, especially in this area – we strongly believe more options need to be on the table. Understanding the current scope and impact of this massive project, we are very concerned with several of its aspects and their impacts to our community, as well as to the county at large. Our concerns are focused on the following 2 areas:</p> <ul style="list-style-type: none">• Overloading Already Stressed Services, specifically APS - Our family has one elementary school child, with another child a year away from kindergarten. Just this past year APS went through a major, multi-school boundary change affecting thousands of Arlington families. This process was grueling with an end result that left very few feeling the outcome was positive. Frankly, it left a lot of scars, and was insult to injury to be told, “expect more boundary changes every 2 years or so” because of the continual growth in the county. Directly related, it was extremely frustrating to hear over and over in APS- and County-led sessions that the crux of the capacity issue was the increased growth in the Rosslyn-Courthouse corridor, the lack of school planning and capacity, all underpinned by the fact the county and APS do not appropriately coordinate. I’m happy to share specific official County representatives who made these comments. Specific to growth in the Rosslyn Area, it was a major driver for several schools’ boundary changes. Area 5 density changes will only make a dire situation significantly worse. Rosslyn is in the process of turning up over a thousand new units in the next several years (The Highlands), with hundreds that opened just recently (Queens Court). With just what the County has already approved with this increased density in Rosslyn is creating a situation that will further exacerbate APS’ capacity issues. The Plan Lee Highway project, for how expansive is, will have far reaching, negative effects on APS for years to come if there is not coordination between County development plans, APS capacity, and other county services to stay on par with increased density. Plainly put, from many Arlingtonians’ perspectives, the County’s general course of action is “Approve re-zoning requests so the developer can build bigger, get county revenues from it...and we will figure out the rest later”.• Affected-Community Input – It is quite easy for someone in a working group to say they want to see a laundry-list of improvements and amenities added to a portion of the county. What is hard is taking a very critical look at the impacts and consequences to the community directly affected by such dramatic changes to an area. We do not believe that sufficient efforts have been made to reach out to those of us who will be directly impacted by the proposed changes. We believe we represent an important stakeholder group that is distinct from other county residents who are not directly impacted and

	<p>would like to have explicit representation in future engagement forums. We would not imagine our personal voices carrying equal weight for a major development in Westover, Pentagon City, or Penrose.</p> <p>Understanding there is a desire to increase density along Lee highway by the county, we can support a scenario involving increased housing density directly fronting Lee Highway, consistent with the existing GLUP. But only where they are currently zoned for higher building heights and higher density AND a parallel, clear, and proactive plan for increased crucial services capacity like public schools to adequately support the influx of families wanting to join the Arlington community. We cannot support a plan that incentives large commercial developers to buy people’s existing homes to be re-zoned, razed, and replaced with buildings, which effectively dismantles blocks of homes in long standing Arlington neighborhoods. There is no need to re-zone current SFH residential areas when there is available land for redevelopment all along the Lee Highway corridor. This is not the Arlington Way.</p> <p>I'd like to take you up on asking you additional questions, and really appreciate the ability to engage on this. I have been reading several articles recently talking about all the development occurring around the Clarendon / Courthouse area - which is very close to Lee Highway of course. Specifically, here are two below:</p> <p>https://www.arlnow.com/2021/07/15/demolition-starting-at-landmark-block-in-courthouse/</p> <p>https://www.bisnow.com/washington-dc/news/multifamily/clarendon-courthouse-projects-adding-growth-in-center-of-r-b-corridor-109519?utm_source=outbound_pub_67&utm_campaign=outbound_issue_49769&utm_content=outbound_newsletter_1&utm_medium=email&utm_source=outbound_pub_67&utm_campaign=outbound_issue_49769&utm_content=outbound_newsletter1&utm_medium=email</p> <p>These articles note 100s and 100s of units that will be built in the coming years, already being built, county approved, or soon to be approved. To take a specific example there are 3 buildings discussed in these articles (among several more). Just these three buildings will have 913 units, and are each about 4 blocks from Lee Highway (2 closer to Veitch, 1 closer to Kirkwood). These are units, not bedrooms, so not sure about the breakdown, but obviously built for a lot of people.</p>
John Huffman	<p>As a resident of Lyon Village, I strongly oppose the current proposals being developed by the Plan Lee Hwy (PLH) team and County staff. These proposals, if approved, would set a precedent that would negatively impact Lyon Village and additional neighborhoods in the future, as well as harm the reputation of the County. I support maintaining the current GLUP and zoning.</p>
John Sankovich	<p>I'm the owner of [redacted] and an adjoining plot of land I acquired from the Commonwealth of Virginia VDOT [redacted]. From the Lee highway Plans Area 5 that I reviewed online, I see that this land is marked as 'new public open space'. This space currently includes a single family home and approximately 11,000 sq ft of private land. I have done multiple buildability land use studies with Arlington County in 2013 and 2020 to evaluate multi-family options for these properties that were aligned to meet the needs of Arlington county for increased housing options. I support the higher density options under review as part of the Lee Highway plan and would be very interested in a higher density/multi-family use of my property in support of and consistent with Arlington County's housing objectives. I am 100% opposed to Arlington county converting my private land to 'new public open space'.</p>

	<p>As a property owner, I am requesting a meeting with Arlington County and the appropriate office to discuss and represent my rights and interests as a property owner. I am also requesting that my land not be marked on your planning maps as 'new public open space' as this has a significant impact on me and my property.</p> <p>It appears the comment period was closed June 20, 2021, and I'm requesting my comments be included in the study and public discussion because I did not receive any direct notice from the county on my property and the potential plans to convert my private property to 'new public open space' status.</p> <p>Thank you for your service and consideration on my views and requests. Please acknowledge receipt of my correspondence and availability for a meeting to further discuss these points.</p> <p>I fully support and agree with the County's goals and hopefully my property will be zoned for higher density in the future. I am ready to make the private investments to build multi family housing to the extent the zoning permits. Thanks again for your response and it made my day.</p>
Josh & Aly Guyan	<p>As residents of [redacted] in Area 5 of the Plan Lee Highway project, we are in a zone that is directly impacted by both scenarios A and B of the currently-considered land use scenarios for the Plan Lee Highway project. We are opposed to any proposed changes that would (1) change the General Land Use Plan for properties in Lyon Village south of Lee Highway, and (2) allow for the rezoning of those properties to zoning districts that will allow greater building heights and densities or otherwise alter the existing single family nature of zoning in our neighborhood. We are writing to voice our concern with both scenarios and request that the County put forward a new scenario in Area 5 that does not rezone the blocks of single-family homes in Lyon Village south of Lee Highway.</p> <p>We moved to Lyon Village in 2018 from a townhouse in Courthouse because we wanted a single-family home in a treelined, well landscaped neighborhood that was close to stores, restaurants, public transportation and the city. However, we did not want to live in the middle of a city and in the shadow of tall buildings. Our house is at the edge of the neighborhood close to two (2) low-rise apartment buildings. We are very concerned that both proposed land use scenarios entail changes beyond Lee Highway itself to include the whole block between Lee Highway and 18th Street, and envision our home and those of our neighbors being replaced by alternative, higher-density types of residences with greater heights. We recognize that our own property will not be rezoned without our consent. However, we would be naïve to ignore the fact that developers could rezone the properties surrounding our home—including the two (2) low-rise apartment buildings— impacting our privacy, our sunlight, and the neighborhood we love. Both scenario A and B will result in the eventual replacement of every single-family home up to 18th Street.</p> <p>We support the County's overall goal to improve Lee Highway and to grow in a way that is intentional and sustainable. The Lee Highway Planning Study identified aspirational goals involving land use; housing; transportation; public spaces; building form, height and urban design; historic preservation and cultural resources; economic vitality; sustainability; and public facilities. All of these goals can be achieved without changing the Area 5 General Land Use Plan. There are plenty of underused commercial lots and dated, undersubscribed apartment buildings on the edge of Lee Highway that can be revitalized to provide additional housing options, public spaces, a walkable environment along Lee Highway, and a diverse commercial base. Revitalizing that edge—already allowed in the current General Land Use Plan—will achieve all of your goals. There is no need to rezone the blocks of single-family homes in Lyon Village south of Lee Highway. In fact, these 4 homes and their residents already achieve many of your goals—these</p>

	<p>homes are walkable with a range of housing types with a diverse mix of tenure and they include residents that ride the bus, take the metro, bike and walk.</p> <p>While we are supportive of improving Lee Highway, even just focusing on the properties fronting Lee Highway raises concerns about whether the current infrastructure will be able to support the proposed additional housing density. Our elementary-aged children were attending Arlington Science Focus and are being rezoned to Innovation Elementary School in Fall 2021. Converting the Key School to a neighborhood school was necessary to support <i>current</i> school enrollment. What happens when Lee Highway is redeveloped to include moderate to high-scale multi-family housing? That density alone could overwhelm the current school system. Adding even more density by rezoning the single-family homes south of Lee Highway in Area 5 is not sustainable for the schools and other available infrastructure. The impact on our crucial infrastructure like schools, roads, access to essential services such as daycare, pedestrian safety, traffic flow, and tree canopy cannot support the density proposed in scenarios A and B.</p> <p>Moreover, due to the proximity to D.C. and the revitalization planned along Lee Highway, the redevelopment will not create affordable housing—or at least not a lot of it and only for a temporary basis. It will displace the long-term families currently living in the impacted zones with more transient residents who are less invested in the community. If all of the single-family homes south of Lee Highway are replaced by moderate to high-scale multi-family housing, the price of single-family homes remaining in Lyon Village will become even less affordable.</p> <p>As one of the families who live within a block of Lee Highway, we urge you to put forward a new scenario that does not rezone the blocks of single-family homes in Lyon Village south of Lee Highway. Thank you for the opportunity to provide feedback on the Plan Lee Highway project.</p>
Josh Roll	<p>I hope this email finds you all well. My name is Josh Roll. I'm a current owner and resident (and board member) at the Adams House Condominium, a 67 unit condominium building located at 2016 N Adams St. I'm writing in regards to the Plan Lee-Highway / Langston Blvd initiative.</p> <p>In regards to the Plan Lee Highway / Langston Blvd initiative, I'm writing to express concern and opposition to the latest proposed changes for Area 5, specifically Area 5 West. On the latest iteration of plans for <u>Area 5 west</u> the project looks to create a new road between Adams House and the Williams Watters apartment building (the property next-door / to the immediate South of Adams House) that would demolish our driveway, and most of our resident parking spaces.</p> <p>Myself, members of the Adams House board, and residents certainly support continued development in Arlington and along the Lee Highway/Langston Blvd corridor, however we're disappointed with this latest iteration that seeks to build a road through our property, and is seemingly being done so without meaningful input from the Adams House Board, Adams House residents, and residents of adjacent properties. I can only begin to imagine the uproar if this plan proposed widening or building new roads through Lyon Village or proposed the demolition of private driveways belonging to single family homes. I see that during the period between October and December 2020, property owner interviews were conducted. If possible can you please share how many of those interviews were conducted with residents/ owners on N Adams St North of Lee Highway/Langston Blvd?</p> <p>Additionally, one other issue I see with this plan is how much of the development being proposed does not seem to be done in an equitable manner. The plan seems to concentrate development almost exclusively in low to middle income neighborhoods with an already high concentration of multi-family and affordable units, while largely preserving all of the existing single-family detached housing as-is. It's disappointing to see that the area 5 plan proposes only modest up-zoning on the parcels along Lee/Langston and one block south of Lee Highway/Langston Blvd (to 18th ST N). In comparison, buildings up to 15 stories are being proposed 2 blocks North of Lee Highway/Langston Blvd, which ironically is located further from transit (the Courthouse Metro Station) than the</p>

	<p>modest up zoning being proposed South of Lee Highway/Langston Blvd. In order for this plan to be more equitable, up-zoning needs to be extended to Key Blvd at the very least, and ideally all the way to Wilson Blvd.</p> <p>A report released by the Northern Virginia Affordable Housing Alliance in 2019 points to data showing that about 86.7 percent of land in Arlington is zoned exclusively to allow new single-family homes, compared to just under 12 percent where multifamily development, like apartment buildings, is permitted. The report findings indicate that there is a clear need to allow more diverse housing types in neighborhoods currently primarily comprised of detached single family homes.</p> <p>Given this report, and the current proposal, I urge you to work to ensure that new development along the corridor is done in an equitable manner, and to ensure that the neighborhoods north of Lee Highway/Langston Blvd are not the only areas seeing overwhelming development. I appreciate your time and consideration, and hearing me out. I certainly look forward to being more involved in this effort, taking part in future public meetings, and ensuring that voices are heard from the communities most impacted by this plan.</p> <p>Thank you so much for the prompt feedback and detailed response, and for adding my comments to the official record. I'm certainly delighted to hear you clarify that the proposed road does not cut through our property. Our driveway and parking lot run alongside the William Waters driveway, and part of the parking lot owned by Park Adams, so based on the publicly available graphics of the proposed area 5 west changes, it does look like the road cuts through out property, and hence my comments.</p> <p>By any chance do you have a higher resolution graphic that shows the exact route of the proposed road? It's something I'd love to be able to share with our residents and my fellow board members to help alleviate their concerns.</p>
<p>Juan Otero</p>	<p>As a new resident of Lyons Village, I have spent the last year hearing increased calls for “middling housing” combined with “delicate density” and an array of other Orwellian doublespeak that target single family homes as the cause for inequity in our community. These calls scream of an organized campaign by developers and seemingly willing county employees. These efforts are buttressed by artificial surveys, well paid consultants who have no stake in the community.</p> <p>Ultimately, what these efforts all appear to be calling for is the ability to override current zoning rules and permit denser development in residential neighborhoods like Lyons Village from which I reside. Under these “proposed” plans, the owners of parcels currently zoned for single-family use would be allowed by rig to split lots in two, adjust heights and drastically change the nature of entire neighborhood. In other words, a parcel currently zoned for only one family could soon have four families squeezed together all in the name of equity.</p> <p>One of the paramount goals of these efforts to create “affordability” and bolster the “missing middling housing,” Unfortunately, these efforts will not have the intended outcome. Affordable housing development is only attractive where land values are economical and adequate financial subsidies are available. Upzoning of the sort proposed does not produce more affordable housing. Rather, it increases the underlying land’s value, making new construction unnecessarily more expensive and, over time, raising values and rents throughout neighborhoods.</p> <p>Another problem with this approach is its failure to address current capacity limits that must be considered before density is increased. Have we enough public safety? Can the schools support the increase in students? The proposed plans take these issues as secondary . We simply can’t just make a neighborhood more crowded without considering public, safety sewer limitations, traffic conditions and water supply. The increasing rat issue in Clarendon is just one example that County seems unable and incapable of addressing.</p>

	<p>Proponents argue that “delicate density” will allow families to live in “resource-rich neighborhoods” without guaranteeing every community is, or will become, resource-rich. We must address historical inequities to ensure all neighborhoods have sufficient ongoing public and private investments but we must do in a way that is honest, transparent and with real metrics and goals.</p> <p>Additionally, the proposed eradication of single-family neighborhoods and the undermining of local control over zoning are attacks on democracy. Arlington currently requires citizen participation in the adoption of general plans and community changes in zoning rules. The efforts to override those policies is being done with undermines existing state mandates.</p> <p>The barrage of developments and proposal essential place bets that we will now have the ability to meet some undefined “middling income-housing” crisis with aspirational requirements that will complicate any real efforts to address real short comings and needs.</p> <p>Arlington could better address the affordability crisis by helping create reliable and fast transportation options and collaborating on regionally focused solutions that aid those in greatest need. Sadly, it appears to me that the only beneficiaries of Arlington’s efforts will be the developers and the county who will reap greater tax revenue from residential property taxes. Whole communities and families will be sacrificed all in the name of growth for the sake of growth. Please reject both proposed plans. They are simply bad public policy.</p> <p>Thank you for quick response. It is very much appreciated. I look forward to further digesting your response. Upon a quick glance, I remain challenged by your definitional assertions of housing shortages and affordable housing and the nexus to the proposed concepts. As some one who is living one block off of Wilson, the notion of increasing density makes little to no sense. That being said, urbanization is happening all around Arlington with no end in sight with seemingly little concern for affordable housing. I am therefore perplexed how changing the character of communities like Lyons Village is a macro benefit for the county. Your note, while appreciated, does not address the fundamental question of how greater density solves for affordable housing or other community benefits which also remain undefined. Lastly, your note presupposed that some proposed concept move forward regardless of community input which hardly seems democratic. I am not sure if that was your intention but it comes across as decisions have been made. Thank you for the opportunity to respond.</p>
Julissa Marenco Otero	<p>I am writing to express my strong opposition to the proposal presented by the Plan Lee Highway (PLH) team. I strongly support the positions of the Lyon Village Citizens Association including maintaining the current GLUP zoning. I reject the proposed zone changes that would eliminate any single-family home in Lyon Village as it will significantly impact the character and historic nature of one of the region’s most beloved neighborhoods. I strongly support the Lyon Village Citizen Association and join their rejection of:</p> <ol style="list-style-type: none"> 1. Changing the GLUP to allow for rezoning of the R6, single-family zoned areas south of Lee Hwy 2. Encroachment of any kind into the R6, single-family zoned areas south of Lee Hwy 3. Increasing building heights along Lee Hwy beyond what current GLUP and zoning allow 4. Narrowing Lee Hwy <p>I strongly support:</p> <ul style="list-style-type: none"> • Maintaining the current GLUP and zoning for the neighborhood
Kavita Puri	<p>I am a resident of Cleveland Street, between Lee Highway and 18th Street, federal employee, mother of two daughters attending Arlington Public Schools, member of the Executive Board of Innovation Elementary’s PTA, daughter of immigrants, and a Bollywood dance teacher teaching a class specifically for Arlington residents. In my view, as an active member of my community and a resident of the impacted area, the Lee Highway Alliance plan for Area 5, which rezones the block between Lee Highway and 18th Street in Lyon Village, is unfair, destabilizing, and ill-conceived—both in terms of procedure and in substance. It displaces families,</p>

depends life savings, takes children away from their friends and schools, and creates neighborhood instability without giving any consideration or fair process to the people who actually live in the impacted area. It sends a clear message that the concerns of hypothetical residents and the interests of developers are more important than the rights of the people actual living here.

The aims of the Lee Highway Alliance can be achieved without changing the Area 5 General Land Use Plan, which already zones the Lee Highway and its edge for commercial and other use. There are large, underutilized commercial lots that could be used to create more housing density and retail. There are also already dated apartment buildings that could be improved for increased subscription. There is no need to rezone the blocks of single-family homes that populate much of Lyon Village.

There have been several flaws in the process that undermine the results of this planning effort.

First, we heard at the June 21 Lyon Village Community Association (LCVA) Meeting that the County would not be using eminent domain to repossess our homes. But that is like a crime boss saying she never committed any murders because she had her henchmen do it. The County does not need to use eminent domain when it has hired a multinational developer to do its dirty work. The developers will pick us off one by one, and if we are not first in time to sell, the value of our individual single-family homes—surrounded by additional tall and dense housing that blocks our sunlight and compromises our privacy—will decrease. And like most Americans across the country, many Lyon Village residents’ financial health is likely tied to their homes. So the County is opting to give its tax-paying citizens a pyrrhic choice— either keep our families in our dream homes and in our dream neighborhood and face financial ruin; or displace us from Lyon Village (and obviously out of Arlington because who would stay in a County run like this?) and force us to rebuild our lives, our communities, our school communities and our friendships.

Second, we also heard at the June 21, 2021 LCVA Meeting *for the first time* that the Lee Highway Alliance has been soliciting comments since 2016. Obviously, it has been soliciting comments only from people who knew about and supported the project from the get-go. It did no meaningful outreach, or any outreach, to the residents of Lyon Village whose lives are directly impacted and who overwhelmingly oppose it. The end result is that the early comments were plucked from a community in favor of the project and excluded those residents that oppose it. Is it any wonder that the comments before the LCVA membership got involved are supportive?

Third, we heard repeatedly at the June 21 LCVA Meeting that the comments supported the idea of better sidewalks and stormwater management, and the Lee Highway Alliance incorporated that support into their plan. That is the ultimate Trojan Horse. No one would oppose better sidewalks and stormwater management. But waiting inside the belly of the universally appealing Trojan horse was the fact that we will be displaced from our homes. Why would we care about sidewalks when we cannot live here?

Fourth, no impact studies have been done about whether our crucial infrastructure like schools, roads, access to essential services such as daycare, pedestrian safety, traffic flow, and tree canopy can support even more density in this area. How can the County propose to displace people from their homes while being so cavalier on whether that proposal is even sustainable?

Fifth, when my husband and I first moved to Arlington, we identified Lyon Village as our dream neighborhood. We identified this neighborhood as our ideal because of its vibrant Asian-American, and in particular, Indian-American, community. Has the County done any studies on the ethnic composition of Lyon Village? It appears to be the most or one of the most ethnically diverse single-family neighborhoods in North Arlington. I wonder how much of that diversity is concentrated along the corridor slated for

	<p>rezoning. Before displacing us, more work should be done about what the ethnic makeup of Lyon Village is and the impact of long-term ethnic diversity in single-family home neighborhoods in North Arlington.</p> <p>Sixth, the benefits of such a study would be particularly well advised given that single-family homes remain the preferred housing type for the vast majority of Americans. See, e.g., https://www.cnbc.com/2021/06/15/rents-for-single-family-homes-just-saw-the-largest-gains-in-nearly-15-years.html. Immigrants like my parents come here for their chance at the American dream, which includes a yard, dog and driveway. Eliminating these homes in favor of more dense housing may lead to a whiter demographic, as immigrants continue to flock to suburbs with ample single-family housing like Ashburn, Vienna, and Oakton.</p> <p>Seventh, This redevelopment will not create affordable housing Because of the area’s proximity to D.C., the financial incentives for developers to build luxury, high rent condos and townhouses in the blocks slated for rezoning is too high. These units will inevitably go for \$1.5 million and up if measured against today’s market. This will serve no one but a wealthy demographic. Moreover, since the demand for single-family homes will remain high, as that is the preferred housing of Americans across home-buying generations, the prices of the single-family homes remaining in the center of Lyon Village will become even less affordable.</p> <p>Eighth, Rezoning Area 5 under plans A and B encourages even more transient residents over long term residents along the metro corridor. This is short-sighted. Encouraging home ownership and long-term residencies creates a vested cadre of citizens who volunteer at their PTAs and in the community, care for their neighbors, and take pride of ownership in their homes, simply because they have time to build the kinds of connections and relationships that make neighborhoods feel like extended families. Forcing single-family home owners out of Lyon Village will destabilize this historic community.</p> <p>Ninth, The area currently contains a mix home styles, populated by long-term Lyon Village residents and newer residents. And while the neighborhood is charming, part of the vibrancy comes from the lively mix of apartment buildings near Lyon Village because of the metros and single-family homes that creates the perfect cultural balance. This symbiosis between more transient and long-term residents is a delicate thing; why tip the scales without good reason?</p> <p>Finally, there is a much less brutal way to accomplish the goals of revitalizing the Lee Highway corridor. There are plenty of underused commercial lots and dated, undersubscribed apartment buildings on the edge of Lee Highway. Revitalizing that edge—already allowed in the current General Land Use Plan--will allow more residents greater access to Lyon Village without displacing current, tax-paying Arlington residents. Why would the County not do that instead of engineering us out of our beloved lives and neighborhoods in favor of builders and hypothetical residents?</p> <p>I urge you to slow down. Please gather all the empirical evidence and hear from m re residents, who have been caught off guard and are deeply unsettled by this proposal to rezone our homes and lives.</p>
Larry and Patricia Lai	<p>I am writing to express my utter shock and disappointment at the options proposed for Lyon Village (between Lee Highway and 18th Street) as part of the Plan Lee Highway Group proposal. I have been a resident and home owner in Lyon village for more than 20 years and love our community. The proposed changes would drastically and irreversibly destroy what I and other residents cherish.</p>

	<p>Neither proposal offered by the Group is a viable way forward, and I am in total opposition. The only beneficiaries of these plans would be developers who would destroy what we hold so dear and provide no tangible benefits to the community.</p> <p>As I am sure you are aware, Lyon Village is designated as a historic district in the National Register of Historic Places. It must be saved. I urge the County Board to reject any such proposals for our part of Lyon Village.</p>
<p>Laurel and Martin Hockey</p>	<p>We recently participated in a Zoom presentation hosted by the Lyon Village Citizens Association President, John Carten, to discuss Plan Lee Highway (the "Project"). Presenters included Mr. Leon Vignes, an Arlington County employee who is working on the Project, and Mr. Paul Holland, Chairman of the Plan Lee Highway Community Forum, both of whom I have included as addressees on this letter. Neither Mr. Vignes nor Mr. Holland are residents of Lyon Village. We learned about this particular presentation after receiving a flyer under our door mat from a neighbor. While we had heard generally that the County is considering revitalizing Lee Highway (Hwy), we heard little to no details about it, and presumed it was an effort focused on, as the name suggests, improving Lee Hwy.</p> <p>We were shocked to learn, from slides presented during the Zoom call that the Project involves two Scenarios – A and B – and that under both Scenarios, our house and essentially our entire block of single-family homes in Lyon Village is proposed for demolition (with no other Scenarios presented). Indeed, this plan to destroy the block between Lee Hwy and 18th Street extends several blocks along Lee Hwy. Notwithstanding the direct impact that Scenarios A and B will have on us, we have never been approached directly by anyone from the County, the Project, or The Plan Lee Highway Community Forum, alerting us or asking for our opinion about the Project or these Scenarios. We have lived and worked at home essentially 24-7 for the past year and half, given the pandemic, and could have been easily contacted. We learned from barely readable maps that our home is slated to be a road or possible high-density housing. Needless to say, this was a shock to us. How did a Revitalization project for Lee Hwy end up with two Scenarios involving our beloved Lyon Village and the tear down of our and many other single-family homes in Lyon Village?</p> <p><u>About Us:</u> We have lived in Lyon Village at 1815 North Adams Street since 1995. We recently renovated our home in 2016, with the expectation of living here for many more years. Our employers are in Arlington and Washington D.C. Our children attended H.B. Woodlawn and Escuela Key. We love our Lyon Village neighborhood – the friendly people, the different style homes, the accessibility to workplaces, to D.C. and to the metro, shopping, restaurants and parks, the bike and running trails, and all else that Arlington has to offer. We enjoy being able to get from our house to anywhere in the County in less than 20 minutes, most things we need are less than 5 minutes driving and most within walking distance. We moved to Lyon Village with the expectation we could age and retire here and pass our home on to our children.</p> <p><u>Presentation Points and Rebuttal:</u> During the presentation, Mr. Vignes and Mr. Holland made several points in support of the Current Project, none of which provide any reasonable basis for the Project to extend into Lyon Village.</p> <p><u>First,</u> Mr. Vignes reported that this Project was the result of a "grass-roots effort" to revitalize Lee Hwy. With reasonable certainty we can attest that no one in Lyon Village would have supported the tear down of his/her homes in Lyon Village to revitalize Lee Hwy. We also suspect that the national design firm that created Scenarios A and B, and those Arlington officials who are giving the greenlight to these Scenarios, ever spoke to anyone in Lyon Village, visited our neighborhood, or would be willing to forego their own homes in order to revitalize Lee Hwy. The idea is nonsensical. Demolition of single-family homes in Lyon Village is the opposite</p>

of revitalization, and moreover, the antithesis of all that Arlington County has always represented. Again, we would all support the revitalization of Lee Hwy but not at the expense of losing our homes or having to live in the shadows of high apartment and commercial buildings, which seems an irrational extension of the Project.

Second, Mr. Vignes commented that the Project was in response to a community cry for more sidewalks. The problem with this argument is that North Adams Street already has a sidewalk running its length, as do most of the streets in Lyon Village. We walk our dogs every night on the sidewalks in Lyon Village and only one small stretch of 18th Street extending two blocks is without a sidewalk. Of course, we could walk a different route but walking on this small stretch has never been problematic. Even on 18th Street, there is plenty of room for one to be poured, and we certainly cannot understand how tearing down our house on North Adams Street (or any of the houses between Lee Hwy and 18th Street) would make more room for that sidewalk. This explanation for why our house will be torn down is, frankly, ridiculous.

Third, Mr. Holland mentioned that the owner of the Lyon Village Shopping Center and Giant Foods, who was apparently consulted as part of this process, reported that he has one of the smallest Giant Foods in the area and its footprint would be expanded as part of the Project. We do not know what this has to do with Lyon Village and why making a bigger, better Giant involves expanding the revitalization project into Lyon Village. There seems to be a lot of vacant space to the right of Giant right now that is not being used. We park in the side parking lot and there are rarely more than a handful of cars in the existing lot, so to the extent that the Shopping Center, or Giant Foods needs to be bigger, there is adequate space to expand. Notably, within a very short distance, we already have a Mom's Organic Market on Lee Hwy, a very large Giant on Washington Blvd, a Whole Foods on Wilson Blvd, a large Safeway on Lee Hwy, another Safeway down Lee Hwy on Harrison Street with a huge Harris Teeter directly across the street in Harrison Shopping Center. As such, we are not sympathetic to any cries from its owner that the Lyon Village Giant is inadequate to meet the needs of the neighborhood or the residents along Lee Hwy.

We are not disappointed in the size of Giant, nor we expect, are other Arlington residents. In fact, Giant is never crowded other than before the occasional snowstorm when everyone is stocking up. This explanation for why single-family homes in Lyon Village need to be destroyed is equally ridiculous. But at least the "enlarge Giant" explanation may have a possible motive— greed. If one were to eliminate scores of single-family homes and replace them with several multi-level residential buildings, perhaps then Giant could benefit from our expansion. However, this greed-based approach to urban planning has never been the Arlington way, at least until now, apparently.

Fourth, Mr. Vignes said that we need better drainage – whether he meant along Lee Hwy or in Arlington County generally was not clear. We do not know how the removal of single-family homes in Lyon Village will address this alleged problem but, surely the designers can address this planning issue without destroying our homes. In the more than 25 years since we have lived here, we have not witnessed drainage issues on North Adams Street. Installing taller, bigger buildings in Lyon Village, along with the increase in concrete and related decrease in green areas, would seemingly make things worse, not better.

Fifth, the presentation touched on the part of the Project that involved making Lee Hwy a two-lane road. This was the most telling example of how little the designers considered the task at hand. Lee Hwy is a major thoroughfare into DC and even within the county itself. As it is now, during rush hour, we cannot get from our house on North Adams Street to Cherrydale, only one mile away, in a reasonable amount of time, without cutting back into the neighborhoods. This gridlock always results whenever there is a problem on I-66 or the GW Parkway, but even when there is not, merely due to the sheer volume of cars that use Lee Hwy during

rush hour. Going into town on a weekday morning before 9:30, also can take at least 30 minutes just to go from our house on North Adams Street to North Lynn Street because of the bumper-to-bumper traffic, with cars cutting through Colonial Village to Clarendon Boulevard. We certainly support an effort to reduce traffic in Arlington and to make Lee Hwy more friendly to pedestrian and bicycle traffic, but we do not see how this Project achieves this goal. Certainly, we do not understand how making Lee Hwy a two rather than four-lane highway (smaller rather than bigger) necessitates reaching back into the neighborhood to our homes. Anyone who is saying that Lee Hwy can survive as a two-lane road has simply not studied its problems. Perhaps they visited during the pandemic when we were all working from home. But until things return to normal, which still has not occurred, with many of us still having not returned to working full-time out of our own homes, this idea cannot be vetted and should not be implemented. Again, this seems to be another example of the designers coming up with a plan that looks and sounds good without any consideration of reality. You cannot revitalize a community by creating more problems. We need creative Scenarios that are well-informed – based on data and not just designs that may have worked elsewhere or may benefit wealthy business owners or out-of-town investors.

Our Observations About Lee Highway:

From Rosslyn to Sycamore Street, we can all see that there is so very much that can be accomplished to revitalize Lee Hwy. We support the Project's objective to revitalize Lee Hwy, to the extent that it focuses on Lee Hwy, where there is vacant space, abandoned and run-down buildings, and stores that we have quite frankly never seen open or with much, if any, foot traffic. There are many large gas stations, banks, and several car lots. The commercial space that exists now is heavily under-utilized. There are already existing duplexes and large apartment buildings with vacancy signs, indicating that they could accommodate new residents. And again, there is significant space even for new buildings that will not involve the reach back into Lyon Village. Arlington County should invest in these existing retail and vacant spaces with renovation to achieve its objective of creating diverse housing options for more people, creating more green space, and improving Lee Hwy. Ironically, what already exists is the coveted sidewalk that allegedly is one of the paramount reasons for this Project. That sidewalk runs virtually the entire length of Lee Hwy. Any sensible design would take advantage of this and build around it. Sure, like the retail space, the walkability of Lee Hwy can be improved. But do not pretend that this does not already exist. Capitalize on what exists, and do not use this as an excuse to reach back into our neighborhood and take our homes.

Our Reaction To The Project:

Looking at the Scenarios A and B, what we see is not the revitalization of Lee Hwy, but an overreaching attempt by businesses to take away our single-family homes to create a two-mile long Clarendon Commons. Why do we need more of the same? Clarendon Commons is great, but we have it already. We do not need a replica on the other side of Lyon Village. On the drive out West on Route 66 and the toll road to Fairfax, Reston, and Dulles Town Center, there are multiple shopping centers that look just like Scenarios A and B, and quite frankly, these shopping centers, all with essentially the same stores and restaurants, are tiresome and redundant. We do not need to look like Fairfax and Reston. Arlington is unique – its neighborhoods are different from each other. Our houses are not cookie cutter replicas of each other, and that is what drew many of us here in the first instance. That is a positive attribute of living here and not something that needs to be changed in the name of revitalization. We urge the Board and the County not to sacrifice our homes in order to bring into Arlington a landscape that none of us wants. If we did, we would not have moved here in the first place.

Given all that needs to be done on Lee Hwy, it makes no sense at all why the Project needs to expand into Lyon Village (or any other adjacent neighborhood of single-family homes). Why must the Project tear down our homes to make room for retail, apartments and high rises? Lyon Village has diverse housing options already – small, large, and medium homes, duplexes, and apartments. Lyon Village already is what the Project seeks – a neighborhood that can accommodate residents in all stages of their lives and of varying incomes – residents not ready to buy and who want to rent, new home buyers, and those of us who have lived here for many years. We have beautiful tree-lined streets that attract walkers both from within the neighborhood and the community at large. During any given day, you can find people in their business attire walking the streets, daycares taking children for walks, runners and bikers, many of whom live here but many who do not, and who come here to enjoy the neighborhood. Why take out existing homes merely to create housing, and likely housing that the targeted group ultimately will not be able to afford? Why force those of us who live here already to also find new homes that likely will not be in Arlington given the rising costs of housing here? We urge officials to consider the extensive amount of new apartment buildings in Rosslyn, Ballston, and Clarendon already—that seem to have plenty of vacancies based on the publicly available listings. Again, the County should focus on what already exists here, rather than supporting any plan to reach into Lyon Village, destroy our homes, and create more of the same.

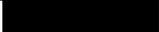
Mr. Holland responded to questions about how the Project would accomplish its objectives in getting us out of our homes. What we heard was that eminent domain will not be used. Quite frankly, we are not sure what the County has in mind here. Will developers pick us off or convince 2 or 3 of us to sell such that the rest of us will essentially have no choice? For those of us who choose to stay will we be sandwiched amongst concrete buildings and a shopping center and flanked by high rises that tower over our backyards taking away our light and our privacy? This is not conscientious urban design, and realistically, will force us all out of our homes-- eminent domain or not. Mr. Vignes and Mr. Holland said that this revitalization effort could take anywhere from 6 to 50 years, suggesting that we need not worry. We are worried. We do not want to spend the next 6 to 30 years of living in Lyon Village, witnessing the construction around our home and knowing that at some point, whether imminently or down the road, we will lose our privacy and ultimately our home. And what about those of us who might otherwise have passed our homes down generations as others in Lyon Village have done, including our own neighbors?

Our Plea To You:

We urge you to step back and give serious consideration to what Scenario A and B present. Send the designers back with a clear message and vision for Lee Hwy. Be creative and smart, create a revitalized Lee Hwy that its residents can enjoy and that serves the needs of the community. Revitalize by cleaning up and bettering Lee Hwy by using the space that is there. Do not create new housing problems by destroying single-family homes in Lyon Village and elsewhere and forcing us out. Arlington County must have a better vision that accommodates its residents. We all want a better community – but we want to stay in Arlington, and we want to stay in our homes. Certainly, we are not interested in having investors come in and force us to sell our homes in the name of revitalization. We need the County and its officials to support us – not take a position against us and our Lyon Village community, and other communities in Arlington. The Arlington Board and our County Government is supposed to represent us, members of the community, not private equity firms or corporate shareholders. Please hear our voices and stand up for us!

Finally, any process that will ultimately involve the destruction of privately-owned, single-family homes must not move forward without notice to its residents and taxpayers. Before any action is taken, vote or otherwise, that would directly impact Lyon Village residents like us, we urge the County and its officials to improve community outreach, consult with Lyon Village residents, inform us of its plans, and seek our input. We have many neighbors who are still unaware of this Project and do not understand its impact on

	<p>them. As taxpayers in Arlington, we all deserve a voice in this process. Indeed, this entire debate should have occurred prior to the recent primary elections. You can be assured it will be an issue this fall.</p> <p><u>In conclusion, we strongly oppose Scenarios A and B.</u> We support the revitalization of Lee Hwy – but not the extension of any Scenario that will involve the tear down of single-family homes in Lyon Village. We urge the Board and the County to support us in preserving Lyon Village, our homes, and those homes outside of Lyon Village that also may be affected by these Scenarios as well. Please do not hesitate to reach out to us for further discussion or with any questions.</p> <p>Thank you for your time in reviewing my letter and for your reply, both of which are appreciated. I certainly will keep an open mind as you request. However, any scenario that involves tearing down my home and replacing it with a road or a high-rise will not be an acceptable option under any scenario. I am sure you would feel the same as well if your home was on the chopping block. I urge you and others on the planning committee and the County Board to consider other less drastic options that do not involve Arlington County homeowners having to sacrifice their homes for the improvement of Lee Highway. Allowing homeowners to stay in their homes should be a priority and not part of any trade-off analysis. I have signed up for the PLH eNews and will follow all developments.</p>
Lindsay Stoudt	<p>I write to provide comments in addition to the remarks that I submitted to Scenarios A and B for Area 5 of Plan Langston Boulevard. I do not support rezoning any single-family R-6 lots primarily because this action would (1) unnecessarily break up an established neighborhood to the detriment of families already living here and (2) further strain our public school system and other community facilities and spaces which are already unable to accommodate the current residents of Arlington. Since I believe that Arlington County can welcome new residents without asking current residents to say goodbye, I respectfully submit that rezoning clusters of single family lots against the will of the homeowners and neighbors is unnecessary and likely not the best way to build community.</p> <p>The blocks between Langston Boulevard and 18th Street North are part of Lyon Village, a tight-knit, diverse community that people are proud to call home. Any scenario to build mid- and high-rise apartment buildings in Lyon Village (I assume the recently approved bonus density provisions could be applied here) is a win for the developers and a loss for Arlington residents. These types of buildings do not provide any ownership level for new residents (which is what most people are really looking for in Arlington), they strain our already overcrowded schools because they are so dense, and they cannot be added to our existing neighborhood without displacing current residents. To be clear, these kinds of buildings have a place in our housing toolkit- and indeed many of these kinds of buildings are under construction in this area as we speak- but I cannot support displacing my neighbors to site them between Langston Boulevard and 18th Street North, particularly in the absence of any analysis as to why this level of density is required or how it will be supported. And while I understand that nobody is “forced” to sell outside of eminent domain, when a powerful developer aims to chip away at communities to realize a profit, at some point it becomes less and less of a choice for the individual homeowners. This is not an even power dynamic and I don’t think this dynamic belongs in our neighborhoods and communities. We certainly shouldn’t be encouraging it.</p> <p>Moreover, the Arlington Public Schools are over capacity with no relief in sight. While reasonable minds might disagree about some of the issues that have arisen as part of this debate, the school capacity issue is not one of those issues. We know we do not have enough seats for the students that are joining APS in the coming years without any zoning changes. We already don’t have enough classrooms, elective space, and athletic fields. APS has admitted in writing that the next few years will be challenging,</p>

	<p>budget-wise. Even if we had the money to build new schools, the only options that exist are County-owned properties that will sacrifice other community spaces, such as community centers and parks. High-density housing doesn't make sense if the community doesn't have supporting infrastructure and green space for the new residents, and unfortunately that's where we already find ourselves. We must plan to use our limited resources wisely. The suggestion that most parts of Area 5- including all of North Highlands- should become mid- and high-rise buildings is not feasible in light of our infrastructure constraints.</p> <p>On a personal note, our home is now assigned to the new Innovation School- along with most of Rosslyn- and I cannot support any of the current proposals for Area 5 of Plan Langston Boulevard in light of the development that is already moving forward in Rosslyn. That school will be stretched to its breaking point based on the plans for Rosslyn alone. We simply cannot have tunnel vision when it comes to Plan Langston Boulevard. There is a bigger picture here than building a new Main Street and "creating a sense of place" and these proposed plans must be contextualized against other plans in Arlington- including the Missing Middle Study and the Affordable Housing Master Plan- in order to make informed choices for the future of Arlington.</p> <p>Thank you for the opportunity to provide feedback and for your engagement on these important issues. Please know that I don't make these comments lightly.</p> <p>Dear Mr. Karantonis. Thank you for meeting with Lyon Village residents yesterday for a walking tour of our neighborhood. Louisa and I had to peel off from the group a few minutes early at 5pm. I will follow up with a letter outlining my concerns. I am sure it will come as no surprise to you that as a parent of one (and soon to be two!) children, I am worried about our already overcrowded schools and recreation space and how these plans and other plans in Arlington will impact public education. In my conversations with residents, parents (particularly parents with very young children) have a very specific, and I think very fair, set of concerns.</p> <p>I will also continue to participate in this process with our County planners. I spoke with Natasha over the phone several times before submitting comments to Scenarios A and B, and she was very easy for me to reach. I really appreciated our conversations.</p>
	<p>In addition to the comments I supplied through the online survey (and pasted below), I want to confirm that I am opposed to both Land Use and Connectivity Scenarios A and B.</p> <p>I recommend the Plan Lee Hwy Team remove all proposed changes currently depicted for Lyon Village in both Land Use and Connectivity Scenarios A and B before these scenarios are presented to the County Board. I recommend current General Land Use Plan (GLUP) and zoning restrictions remain in place "as is". Survey Comments:</p> <p>Why does Arlington County want to take away my American Dream in order to let developers profit from apartment buildings that will never be affordable?</p> <p>I grew up in rural Virginia. My father worked away from home four to five days each week to ensure my sister and I could go to college, the first people in our family to do so. I worked hard, got a degree, moved to Northern Virginia, and attended grad school at night after work (on my own money) in order to stay competitive and get ahead here. My husband's grandparents were immigrants who came here with the clothes on their backs right after the great depression and worked hard to support their children. My father-in-law was ROTC in college and went on to a full military career in order to put his children through college.</p> <p>Our ability to live in Lyon Village is based not only on our own hard work and sacrifices, but on the hard work and sacrifices of our parents and grandparents, the essence of the American Dream – work hard to ensure your children and their children have a better life than you. I'm sure our stories sound familiar to many people renting apartments in Arlington right now. People who too hope to live the American Dream and provide a better life for their children and grandchildren.</p>

	<p>This is also the story of everyone I know in Lyon Village. Our parents weren't rich, we weren't handed money to buy these houses. And yet everyone calls us selfish and wants to take away our American Dream. It isn't right and it shouldn't be allowed to happen. How would you feel if this happened to you, or your children, or your grandchildren after your years of hard work and sacrifice?</p> <p>Everyone who lives in Lyon Village bought our houses for the same reasons the County wants a multitude of people to live here – access to public transit, parks, shops, restaurants, walkability, etc. But be aware, the existence of the parks, shops, and restaurants, the wide sidewalks, the bike lanes, bus routes, etc. are largely due to the dedication of Lyon Villages residents who have spent years of their lives committed to improving Arlington and the Clarendon-Courthouse community, which just 15 - 20 years ago looked nothing like it does today.</p> <p>And don't forget, our houses are 98 years old and on the National Register of Historic Places. They existed for 50 years before the Metro was even built. But now you want to condemn us for living in houses too close to Metro because today's model of urban planning is not being fulfilled?</p> <p>Additionally, Lyon Village already gave up over 40 homes and streets in the 1970s to widen Lee Hwy, now you want us to give up more?</p> <p>We love living here and bought our houses assuming the county would stick to the GLUP and zoning that have been in place for years. If the county is allowed to implement this plan, when will it stop? Will it start chipping away at Lyon Park, or Ashton Heights, or Radnor-Ft. Meyer Heights, or how about Colonial Village?</p> <p>The existing GLUP and zoning should remain as they are along the northern edge of Lyon Village. The existing C2 and RA8-18 areas provide sufficient land for the construction of new apartments without the need to demolish single-family homes and the American Dreams of those who live there. The changes proposed in this plan should not be allowed to happen. And they definitely should not be allowed to happen under the guise of "affordable housing" or "missing middle" or "equity" when we all know that the developers will never build affordable units here. In the past 30 years, there have been literally dozens of apartment buildings with thousands of units built in the R-B corridor. And what have we learned? More units do not equal affordability because if it did, we would not have the need for the affordable units this plan is proposing.</p> <p>But more units do equal wealthier developers, more crowded schools, and severely strained public utilities and services.</p> <p>Please protect my American Dream and the American Dream of my neighbors. And please protect the reputation of Arlington and the Arlington Way.</p>
<p>John Carten, President of Lyon Village Civic Association</p>	<p>Attached please find the Lyon Village Citizens' Association (LVCA) Position Paper on the Plan Lee Hwy proposals, which the LVCA strongly opposes. These proposals would change the General Land Use Plan (GLUP) and zoning for the R6, single-family homes between Lee Hwy, N. Veitch St., 18th St. N., and N. Highland St. in Lyon Village. This ultimately will result in the destruction of</p> <ol style="list-style-type: none"> 1. 75 single-family homes (10% of all single-family homes in Lyon Village) 2. 43 townhomes (50% of all townhomes in Lyon Village) 3. 6 affordable apartment buildings (40% of all affordable apartment buildings in Lyon Village) 4. As well as the futures of all the families living in them <p>Lyon Village supports maintaining the current GLUP and zoning, as can be found in the attached ides. We feel these proposals, if approved, would forever alter the Lyon Village neighborhood and would set a precedent that would negatively impact additional neighborhoods in the future, as well as harm the reputation of the County. Information on the proposals can be found at the</p>

	<p>following links. Please note that Lyon Village is in Area 5 (West) in the Plan Lee Hwy documents and slides. https://projects.arlingtonva.us/plans-studies/land-use/lee-highway/ https://projects.arlingtonva.us/wp-content/uploads/sites/31/2021/05/6_PLH_Neighborhood-Area-Concepts_Area-1-and-5-1-revised.pdf</p> <p>We respectfully request your support in stopping these proposals from going forward to the County Board for approval in October 2021. Please feel free to contact me if you have any questions. Your support is greatly appreciated.</p> <p>Letter from Civic Association</p>
Lynn Cannon	<p>I am writing in reference to the proposal of the Plan Lee Highway Group and its impact on Lyon Village. I only saw this plan for the first time on Monday, June 21st and feel that this plan has been enacted without ANY consideration of the people who are impacted.</p> <p>I am totally opposed to any proposed changes by the Group that would (1) change the General Land Use Plan for properties in Lyon Village south of Lee Highway, and (2) allow for the rezoning of those properties to zoning districts that will allow greater building heights and densities or otherwise alter the existing single family nature of zoning in my neighborhood and feel that the aims of the Lee Highway Alliance can be achieved by utilizing the existing commercial lots that are mainly underused and by improving the many existing, dated apartment buildings. This could all be done without disrupting the single-family homes that populate much of Lyon Village.</p> <p>I moved to Lyon Village because I wanted a single-family home in a tree-lined, well landscaped neighborhood that was close to stores, restaurants, schools, public transportation and the city. This neighborhood offers respite from the tall buildings of surrounding cities.</p> <p>I also moved here because I like the fact that Lyon Village is a historic district on the National Register of Historic Places and that I am part of that district. I am shocked that the Lee Highway Group and County staff would propose such changes to the land use plan and allowed zoning for the express purpose of encouraging investors and developers to demolish all the buildings in this part of the historic district. I question whether this is legal or consistent with County policy, particularly in view of the County Board's recent effort to preserve Lothrop house at Wilson Blvd. and N. McKinley St.</p> <p>You have an opportunity to stop something that would irreparably damage one of Arlington's most historic all of the lives impacted by this proposal. I ask the County Board to reject any such proposals for our part of Lyon Village.</p>
Margaret Slattery	<p>I write to speak against the rezoning of the property from Veitch St. to N. Highland St. between Lee Hwy. and 18th Street North.</p> <p>I have lived in this wonderful neighborhood for 10 years. I daily walk the streets that are under consideration for rezoning. This property is part of the residential Lyon Village parcel. This parcel has been protected as a residential village for many, many years. Property owners have purchased houses in this area in view of the low density residential nature of the area. Rezoning this property would make this area way too congested.</p>

	<p>The Arlington Master Plan indicates that high density areas should be located adjacent to Metro stops. The property under consideration is not located adjacent to a Metro stop.</p> <p>I respectfully request that you stop further planning consideration regarding the rezoning of this property. I respectfully request that you keep me informed as to any meetings scheduled to discuss the rezoning. Thank you for taking the time to read my email. Looking forward to hearing from you that you are no longer considering the rezoning of this property.</p>
Marguerite Williams	<p>I am a resident of Lyon Village and I am writing to state my opposition to the proposed rezoning of parts of my neighborhood as envisioned by Plan Lee Highway.</p> <p>I refer you to the position paper produced by the Lyon Village Citizens' Association, which addresses the myriad reasons why the proposed rezoning must not go forward. The position paper is attached.</p> <p>The Abstract from the position paper, with which I completely agree, is as follows:</p> <p>The LVCA strongly REJECTS and OPPOSES:</p> <ol style="list-style-type: none"> 1. Changing the GLUP to allow for rezoning of the R6, single-family zoned areas south of Lee Hwy 2. Encroachment of any kind into the R6, single-family zoned areas south of Lee Hwy 3. Increasing building heights along Lee Hwy beyond what current GLUP and zoning allow 4. Narrowing Lee Hwy <p>The LVCA strongly SUPPORTS maintaining the current GLUP and zoning for the neighborhood</p> <p>One of the issues that troubles me personally is that Arlington continues to build, build, build more and more apartment buildings without any planning for SCHOOLS. We already have an overcrowding issue in our schools and yet apartment buildings in the Rosslyn-Ballston corridor continue to be greenlighted without any regard to how all of the new students who will live in these buildings will be accommodated. The two schools that serve Lyon Village--the new neighborhood school, Innovation School, and Arlington Science Focus School--will very quickly become overcrowded once a few more new buildings are completed and people start moving into them. There is NO plan for addressing student population growth. Please stop increasing density without having a plan for how schools and infrastructure will be affected.</p> <p>I live just across the street from the proposed rezoning area. Where now we have an appropriately scaled community of single family homes, large apartment buildings and multi-family dwellings are proposed. With Arlington County allowing developers to build far fewer parking spaces than there are units in apartment buildings, there will be a disastrous parking problem. All of the people who are unable to secure parking spaces will need to park their cars in the surrounding streets of our neighborhood. There is not enough room on our streets to accommodate such demand. Many homes in Lyon Village, including mine, do not have off-street parking. We park our cars on the street outside of our houses. There is no extra space to accommodate a sudden influx of hundreds of new residents.</p> <p>New construction housing will push out long-time residents who want to age in place and the EXISTING moderately priced and affordable housing units we ALREADY HAVE in Lyon Village. Developers want to rezone Lyon Village for their profit--not to provide affordable housing. New construction will create high-priced townhomes, high-priced condos, and high-priced rentals, with perhaps</p>

	<p>a few token "affordable" units, if we are lucky. Plan Lee Highway conveniently ignores that Lyon Village already has moderately priced and affordable housing on Lee Highway/Langston Blvd. and proposes to displace these residents while paying lip service to "affordable housing."</p> <p>I would like to thank Takis Karantonis for making the effort last week to tour the affected area of Lyon Village with the residents of Lyon Village. We hope he was able to see the thriving community we have--the well-maintained homes of residents who chose to live in Lyon Village for the community that it is, and why we want to protect it from being bulldozed by developers eager to cash in on our properties but who have no regard for the burden all of these new buildings will have on our services, infrastructure, and environment.</p> <p>The zoning we currently have is sufficient for Lee Highway/Langston Boulevard. We have multi-story buildings there now. Please respect our neighborhood and our community and leave the current zoning in place.</p>
Mark and Leanna McEnearney	<p>We strongly oppose proposed changes in the <u>Lee Highway Plan</u> that would affect existing single-family zoned areas in Lyon Village and allow increased building heights along Lee Highway beyond what the current GLUP and zoning allow. In our opinion, the current land use plan for Lyon Village is adequate for achieving County goals for density and transit-oriented development. We ask that the proposed changes be withdrawn from consideration by the County Board until a new plan that is acceptable to a majority of Lyon Village residents can be put forward.</p>
Martha V. Moore	<p>I am a Lyon Village resident writing you to express my opposition to Plan Lee Highway (PLH) developed by the Lee Highway Alliance (LHA), which, according to staff, can be a long-term guide for development over the next 30 years. However, the 110+ homeowners who attended the June 21st meeting led by Paul Holland questioned the usefulness of this timeframe.</p> <p>SINGLE-FAMILY HOMES</p> <p>PLH's central housing tenet is that people should not live in single-family homes. I instead, they propose subdividing existing single-family homes/lots to create duplexes, triplexes, quads, or other types of multi-family residences along Lyon Village's northern edge. Their plan encompasses Lee Highway, 18th Street, and portions of 20th Street. Supporters assume that once single-family homes are removed, such conversions will result in more residences.</p> <p>However, there is no experience to support this supposition — and those people promoting the program are not offering to convert their own homes.</p> <p>In the 15 years that I chaired the Civic Federation's Planning & Zoning Committee, we mostly worked on tightening single-family zoning rules, such as Lot Coverage. Thus, the PLH proposal was unforeseen, not ignored as some people have accused. In addition: At the May 27th meeting, a member of Arlington's Housing Commission said that people who do not support the PLH proposal are "selfish." He repeated the insult in a follow-up email to North Highlands.</p> <p>At the end of the June 21st Zoom meeting, a CPHD staff member told me that the PLH plan would address affordable housing and equity. It's unclear to me what the PLH goals are. What is clear is that PLH will pit neighbors against each other—as many struggle to maintain their single-family homes.</p>

	<p>LEE HIGHWAY If Lee Highway lanes are narrowed or eliminated, cars will use neighborhood streets to reach Wilson or Clarendon Boulevard, especially during rush hours. Such cut-through traffic will encounter Yield Streets, where cars must pull over to pass each other. Furthermore, it will make backing out of driveways difficult, thereby creating unsafe conditions for drivers, pedestrians, and bicyclists.</p>
<p>Mary McCutcheon</p>	<p>I'm glad we can communicate among ourselves this way. I have finally had a conversation with Leon who tried to console me by telling me that the land use and zoning alternatives were merely pie in the sky imaginings and the property at 2119 North Rolfe Street was just one of several ideas about where to put some green space when the rest of the neighborhood is replaced with multi family housing projects. This did NOT console me at all.</p> <ol style="list-style-type: none"> 1. This tiny pocket of a neighborhood should not be pre-emptively rezoned in expectation that some developers will come along to assemble property. There are many things wrong with this plan among which are poor traffic planning, poor storm water runoff planning, and, most of all, the total absence of any consideration of the people actually living here. 2. If either of these plans is approved, the "pie-in-the-sky-imagining" that places 2119 N. Rolfe in the "tear-down" category has monstrous implications. Any building permit the current owners may want to apply for could be denied on the grounds that it is incompatible with the zoning and land use concepts. Reselling the house may be impossible since any new buyer will be reluctant to purchase a house that is on land zoned for a park. <p>The process that went into this plan was of course handicapped by the pandemic conditions we have lived under this last year. But this is another reason that any radical change to the places and homes and environments that give us security and a sense of permanence is a TERRIBLE IDEA. The pandemic never allowed face to face conversations and so the way that the plan was communicated to the residents was ineffective. I know people who live in the most vulnerable areas of the neighborhood who have no idea what is happening. On a walk through of the neighborhood a week ago, the walk simply stopped before we got to the east side of the neighborhood and the actual planners were not included.</p> <p>I would like to stand on the corner where 2119 N. Rolfe is situated and listen to someone explain to me why this particular house should be demolished. Thank you. And please help us here.</p> <p>You have put a great deal of work into the plan for Lee Highway and I have only recently even learned that the plan exists. This is why I haven't been a voice in the process until now.</p> <p>I love the idea that the property that fronts on the road will be planned as a unit, that the utilities will be buried, that the storm water will be effectively managed and that bike and pedestrian transportation be integrated. What scares me is that so much destabilizing change will extend beyond the streetscape and will create blight as developers and speculators begin to buy up and assemble properties. Some of us have invested in our homes the neighborhood and will be crushed to see massive impersonal development go in.</p> <p>But most immediately is my concern about 2119 N. Rolfe Street. This property has been singled out for green space. I don't know how anyone came to the conclusion that it could be acquired by the county or that the house on that property was so worthless that green space was the best option or that it was any more environmentally sensitive than other lots in this neighborhood.</p>

Please explain how you came to this conclusion. Neither I nor the current owners of the house learned about this redesignation until this last week. Thanks for filling me in on the thought process.

Thank you for giving me several days to compile comments from my entire neighborhood. This was not much time and I urge you to reach out to the people who live here to solicit their reactions to the plan. In this email I will simply speak for myself.

Few of us were informed about the plan. I learned about it from casual word of mouth. This is not the right way to make drastic changes in the neighborhood.

1. It seems to me that the initiative and the conversations about this plan have been from the corners of a triangle:

- The consortium of mainly business owners on Lee Highway and some residents who simply wanted to see a well-conceived master plan for the highway and its immediate margins.
- County staff and
- The consultants from Ryan Bouma's consulting group.

The one constituency that has been excluded from this tight triangle are the actual residents in the neighborhoods. The fact that I and my immediate neighbors knew (and many still know) nothing about the plan speaks to very poor communications

2. It also seems to me that the desires expressed in this plan are those of people who do not presently either live in or own property here. This is wrong-headed.

There are several voices that should be part of the conversation and currently are not:

- Those who actually live in this neighborhood
- Those who actually own land or condos in this neighborhood.

Then there is the intersection of these two sets: those people who both live in the neighborhood AND own property here.

This plan addresses the needs of two other constituents:

- those who wish they lived in this neighborhood (an imaginary group that has no spokespersons)
- those who want to speculate in land in this neighborhood with the intention of putting in large developments

3. In past years, the speculators have posed terrible threats to neighborhoods. We have seen Robert Keith Gray burn down three of his houses and thus reduce opposition to his development (and incidentally collect a lot of insurance money). We have also seen Rob Truland play a clever shell game with his two corporate identities and end up stiffing both Maryland National Bank and the neighborhood. There are many more stories of wins and losses. But in past years, the horse came before the cart. The speculators had to approach the county planners and civic association to beg for cluster site plans or rezoning. The people who live here felt we had a voice. We felt protected by the county. Now the county is putting the cart before the horse by paving the way for speculators. We feel we have no voice because the process is happening pre- emptively.

	<p>4. Natasha told me that the GLUP has always favored dense development in North Highlands. I see now that this is not true: the GLUP that currently exists is what most of us want. I would like to know, however, from the GLUP map done in April this year, what does the code "28" mean? The map key says something about housing conservation area. Please clarify this.</p> <p>5. What is the story behind the designation of 2119 N. Rolfe Street as a park? I really want to know.</p> <p>Back when I first moved to Arlington in 1978, people in North Highlands still thought we could oppose Interstate 66. I laugh now at my idealism, but somehow the idealism refuses to go away. I became very active in this neighborhood with one Quixotic effort after another. I want to know that there are still forces within the county who reward idealism.</p>
<p>Melissa Chiang and Matthew Menet</p>	<p>I am writing to you to comment on my concern about proposed changes to the General Land Use Plan for the areas near Lee Highway.</p> <p>I saw for the first time on June 12, 2021 the proposal of the Plan Lee highway group for my part of Lyon Village (between Lee Highway and 18th Street).</p> <p>I am totally opposed to any proposed changes by the Group that would (1) change the General Land Use Plan for properties in Lyon Village south of Lee Highway and (2) allow for the rezoning of those properties to zoning districts that will allow greater building heights and densities or otherwise alter the existing single family nature zoning of my neighborhood.</p> <p>I found it particularly disturbing that the proposal envisions building a service road over my house, and am appalled that the group and Arlington county staff found it appropriate to idealize a situation where the home where we have poured our life savings and spent so much time money and energy into improving would be better off completely demolished and used as a service road.</p> <p>I moved to Lyon village because I wanted a single family home in a tree lined, well landscaped area close to metro, restaurants, and the city. I did not want to live in the middle of a city and in the shadow of tall buildings. I also wanted my young children to be able to walk safely to school and as a family, we take leisurely walks and my kids bike and scooter in the streets with neighborhood children. All of this would be destroyed if our blocks were more commercialized and dense.</p> <p>I also moved here because I like the fact that Lyon village is a historic district. I am shocked that the Lee Highway group and county staff would propose such change to the GLUP that encourages investors and developers to demolish all the buildings in this part of the historic district. I question whether this is legal or consistent with County policy, particularly in light of the County Board's recent effort to preserve the Lothrop house at Wilson Blvd.</p> <p>I would also like to note that the proposal would merely serve developers and investors while doing tangible harm to residents, as it would encourage developers to raze 2 and 3 story apartments that already provide affordable housing, worsen the storm water issue already causing problems in this area, and increase density and the need for additional schools seats even though there are not enough school seats for the children already residing in Arlington County and aging into middle schools and high schools. It will</p>

	<p>also cause traffic problems on Lee highway and everyone trying to drive into and out of the city for work. Without a rigorous traffic study or a study on effect of school needs, I find this proposal irresponsible. I cannot imagine that allowing more housing to be built on vacant land, and encouraging the densification of land around Lee Highway would either (1) decrease the need for school seats or maintain the current need, or (2) allow future site development for future schools or school buildings to be feasible or cost efficient.</p> <p>While I am in favor of developing the underdeveloped, abandoned, and underutilized areas of Lee highway for commercial and retail purposes, and indeed welcome such changes, changes to the existing GLUP for historic Lyon village would be a mistake on so many levels.</p> <p>I ask that you revise the proposals to provide no change for historic Lyon Village.</p>
<p>Michael and Mariana Long</p>	<p>I grew up in Arlington and have lived here my entire adult life. This means that I have been an Arlington resident for 51 years and my husband Michael, a TN transplant, has lived in Arlington for 25 years.</p> <p>Over the years, we have seen a lot of changes in Arlington and some of them have been great like the addition of bike lanes and more sidewalks to make Arlington more pedestrian friendly.</p> <p>However, we are horrified at the new "<u>Plan for Lee Highway</u>" and we want to be very clear that we OPPOSE this new plan.</p> <p>We feel these proposals, if approved, would set a precedent that would negatively impact Lyon Village and additional neighborhoods in the future, as well as harm the reputation of the County.</p> <p>We therefore respectfully request you vote NO and or STOP these proposals from going forward!</p>
<p>Michael Beer</p>	<p>Thank you for your work.</p> <p>I like the scenarios for giving the shopping center a 15 story height but ONLY if we drive a hard bargain for substantial green space that involves the complete sunlighting of Spout Run in the current parking lot. The retail needs should not prevail here.</p> <p>Green space, a REAL stream, and pervious surface trump the desire for retailers to have close access to the street. I would also run a hard bargain along Lee Highway and push very strongly for green space and retail back from Lee Highway.</p>
<p>Michael Lowe Letter signed by: Michael and Eliza Lowe Suzan Charlton and Patrick King Leann and Jason Harrier</p>	<p>I just learned today that my home is in the Area 5 plan to be rezoned for larger multi-family structures. As such, I thought I'd let you know that there are likely many of us who are directly in the impacted areas who were not aware of this, and were not in any way consulted, informed, or engaged. I try to stay reasonably informed and was aware that there was planning underway to upgrade Lee Highway, but I didn't imagine that it would extend to my home, which is a block into the neighborhood. Can you imagine learning that, at this stage in the process, there are two options being considered and both options involve a dramatic change to your family home and neighbors? My suggestion is that the county make more of an effort to engage those of us who are most impacted by these proposed changes. The county knows which homes are impacted, and it never hesitates to contact me for other reasons – namely to inform me of upcoming taxes and fees! We have plenty of elderly people in the neighborhood who may not be getting updates online. The county is proposing changes that may affect our taxes, our home values, and potentially our ability to</p>

<p>Jennifer and Peter Nelson Seema Nanda and Vincent Falvo</p>	<p>stay in our homes. Doesn't it at least have an obligation to proactively reach out to us and allow us some say in the planning? You may feel like you have done extensive community outreach. But you should know that the outreach has not reached many of us for whom it really matters. I hope that the county will consider a more targeted approach before it is too late for our feedback to be considered.</p>
<p>Mr. and Mrs. Thomas Hunter Jim Mason and Jed Hill Benjamin Harner and Francesca Russo Jennifer Deroy Norina Moy and Dan Danik Mac and Meg MacKenzie Dunja Lepusic Edwin Laffey and Vanessa Rodriguez Carmine Zarlenga and Elle Lim Katharine and Paul Levit Susan Dunlap and Joseph Lynch Michael Paley and Anna Lucca Maria and David Bain Ryan Leirvik Laurel and Martin Hockey Geraldine and Christopher Mataka Rick Schweigert and Kenneth Pittman, Jr. James Springer Andrew Reidy D'Arcy and CeCe Philps Myris Dierlich Nat and Joyce Ames</p>	<p>I am writing to share the concerns of the Arlington residents who live between 18th St. N and Lee Highway, in Area 5 of the Plan Lee Highway Project. Please find our joint feedback attached - signed by the residents of 34 homes in the directly impacted area.</p> <p>We have only recently learned that our blocks are specifically envisioned in the current planning scenarios to be replaced by alternatives. This has generated significant concern - about both the plans and the process. To date, we have not been directly engaged in this process, even though it has been known by planners that our properties were in the target zones. We are contacted regularly by the county about any number of matters, but not once about planning that directly impacts us. In my house, for example, we recently made a 30-year investment in solar panels - making ours likely one of Arlington's few net-zero homes. Before making a large long-term investment, shouldn't we have been informed that the County envisions major changes to my block?</p> <p>An unfortunate aspect of this is that many of us share the goals of the project. We would like to see Lee Highway developed in a thoughtful and sustainable way. But we want to feel like participants in the process and not targets of it. We are certainly not clear on the problem that is solved by replacing us, and why we would not vigorously oppose scenarios that seek to drive us from the homes and neighborhood that we love.</p> <p>As your constituents, I hope that you will consider our feedback and view with skepticism the claims that the current scenarios were developed based on community input. It is easy to draw a line around someone else's block as a great opportunity for more density. But we hope that those of us in the targeted zone will be provided the opportunity to develop a plan that meets the County's goals without sacrificing current residents.</p> <p>Letter:</p> <p>We, the undersigned, are homeowners in Area 5 of the Plan Lee Highway project, between 18th Street and Lee Highway. We are in a zone that is directly impacted by both of the currently-considered land use scenarios for the Plan Lee Highway project. Signers include residents of all seven impacted blocks within Lyon Village.</p> <p>Upon a review of the project's vision, goals, plans and process, our joint feedback is as follows (with the understanding that some may submit additional comments individually):</p> <ul style="list-style-type: none"> • We support the County's overall goal to improve Lee Highway and to grow in a way that is intentional and sustainable. We would like to contribute to the development of one or more scenarios that meet the County's objectives while allowing us to preserve the things we love about our homes and neighborhood. We would fully support a scenario that involves increased housing density and improved commercial properties directly fronting Lee Highway that does not materially impact our existing single-family homes.

<p>Jennifer Brust Thomas and Charles Thomas Ryann Davitian Barbara Spangler Noah and Lisa Dropkin Domingo and Rosario Ordoveza Subir and Kavita Kumar Puri Robin Gradison and Richard Whitmire</p>	<ul style="list-style-type: none"> • We are very concerned that both proposed land use scenarios entail changes beyond Lee Highway itself to include the whole block between Lee Highway and 18th Street, and envision our homes and those of our immediately adjacent neighbors being replaced by alternative, higher-density types of residences with greater heights. We recognize that our own properties will not be re-zoned without our consent and that rules will be put in place to guard against some worst-case scenarios. However, when looking at the plans, we must believe our own eyes when we see that the current options envision the ultimate replacement of every single-family home up to 18th Street and differ only in the height of the replacement buildings. We are therefore opposed to both Scenarios A and B. • We do not believe that sufficient efforts have been made to reach out to those of us who would be directly impacted by the proposed changes. We believe that we represent a stakeholder group that is distinct from those who are not directly impacted and would like to have representation in future engagement forums. <p>Thank you for the opportunity to provide feedback on the Plan Lee Highway project. As those who live within a block of Lee Highway, we welcome the opportunity to be partners in this effort rather than targets of it. We believe that our neighborhood is special -- a closely-knit community of young families, retirees, recent immigrants, and life-long Arlingtonians. We are unanimous in our commitment to retaining that which makes our neighborhood special, and to sacrificing none of us who happen to have settled on the “wrong” side of 18th Street.</p>
	<p>Thanks very much for speaking with me today about the plans for Area 5 and your willingness to set up a virtual meeting with some of us who are directly located in the impacted area. As I described, we are first seeking to understand the goals of the project, the process going forward, and how we can best engage to identify scenarios that are mutually agreeable.</p> <p>As you can imagine, it can be disconcerting to learn that the only scenarios seemingly under consideration involve our houses becoming apartments. Our hope is that, in learning more about your goals and the process, we can generate acceptable alternatives.</p> <p>Can you please provide some openings on your calendar for a call? Then, I will coordinate with my neighbors. As I mentioned on the phone, my commitment is for the meeting to be constructive and informative - focused on solutions.</p>
	<p>Thanks very much for speaking with us today. I appreciate your candor, and your willingness to provide context and background on your project. I sincerely hope that we can find ways to work together on a solution that meets the county's objectives and lets us preserve the things we love about our homes and neighborhood. We are going to work on a consolidated feedback letter from those of us who live in the directly-impacted zone. I also hope to have access in the future to the Community Forum, to represent the interests of this unique stakeholder group. Please pass our thanks to Leon as well.</p>
<p>Mike Kravinsky</p>	<p>As a resident of Lyon Village, I strongly oppose the current proposals being developed by the Plan Lee Hwy (PLH) team and County staff. These proposals, if approved, would set a precedent that would negatively impact Lyon Village and additional neighborhoods in the future, as well as harm the reputation of the County. I support maintaining the current GLUP and zoning.</p>
<p>Katharine and Paul Levit</p>	<p>This communication is in response to a request for feedback to the Lee Highway reimagining plan. We were able to listen in on the presentation of the plan sponsored by the Lyon Village Association. Our comments specifically address the parts of the plan that affect Lyon Village.</p>

First, we do not agree with the argument put forth by the county that all areas along Lee Highway needed to be treated equally. We assumed that this meant that similar increased density and step- down heights from Lee Highway should apply to all areas of Lee Highway. We don't agree with this reasoning because all areas along Lee Highway are not the same. Some areas along Lee Highway have older commercial properties or older small and large apartment/condo buildings and would be appropriate for redevelopment while other areas are townhouse and single family residential units. Concentrating rezoning in the areas with older commercial and apartment buildings maximizes and improves the use of these areas.

Second, and as an additional reason why neighborhoods should not be treated equally, Lyon Village is already being encroached upon from Wilson Blvd with increased density. With the addition of this plan for Lee Highway, the potential will exist for much of Lyon Village to be reduced to just a few blocks in width, especially on either end of the community. This will be a narrow strip of land that will forever change the nature of the Lyon Village community. Most other areas affected by the Lee Highway Plan will not experience a similar "squeeze" on their community.

Third, the increased density in areas closely adjacent to Key School (N. Veitch, N. Wayne, and N. Adams) will experience increased traffic flow, endangering the children who walk to school and further congesting the area when parents drop off and pick up their kids. N Veitch Street is a single- lane-in-each-direction road already heavily used by the county police and fire departments as a major thru route between Wilson Blvd and Lee Highway; this is also a street with bicycle lanes and heavy bicycle traffic. Increasing the density along this strip will increase traffic and potentially interfere with the health and safety of the larger N Arlington community.

Fourth, Lyon Village already has many apartment and condo buildings as well as townhome complexes on the Lee Highway corridor, some of which may be approaching the end of their useful life. In addition, there are several commercial establishments on larger areas of land (used car lots, convenience stores) that would be ideal for development. This is also true in other areas along Lee Highway. Concentrating the increased density in these areas may be a more powerful solution to meet the growing housing need in this section of Lee Highway, rather than driving deeper into the Lyon Village and other communities that line Lee Highway. In this way, development will happen organically over several decades and zoning studies could revisit the density and height issues into the adjacent communities in the future.

Fifth, we would like more information about the population projection that could come from development based on the current plan. We speculate that these zoning changes could have a significant impact on schools, utilities, streets and other infrastructure over the next 40 years. Alternatively, with the recent covid epidemic, the work situation of many people changed, and may change forever the need to live close to Metro or to have short commute by car or bus to the workplace. Workers have proven the ability to work remotely and may continue to do so in the future. In that case, the demand for near-in housing may abate in favor of surrounding counties. With that in mind, is the projected increased housing needed? Is the county embarking on this zoning plan change under assumptions that may not hold up for the long run?

Given these concerns, would make the following suggestions to the county:

	<ol style="list-style-type: none"> 1. Reduce the time horizon for the rezoning. Consider at most the needs for the next 10-20 years. There are considerable changes in store for our area in the future, most notably how people work. Revisit the rezoning plan after these patterns become apparent. 2. Revisit the need to treat all areas along Lee Highway in a similar fashion. These areas are unique communities and deserve to be treated as the unique environments that they are. 3. Reconsider the amount of encroachment and increased density along the Lee Highway side of Lyon Village, given Lyon Village's unique position between Wilson Boulevard and Lee Highway and the increased density that has already been imposed on this community. 4. Revisit the plan for N Veitch Street, given its proximity to Key School and the fact that it serves as an important traffic route for school children, their parents, police and emergency vehicles and bicyclists. <p>Thank you for the opportunity to understand the proposed plan and comment on it.</p>
<p>Nancy Squires</p>	<p>I live in Lyon Village. I also grew up in LV - first on Wayne Street and then on Key Blvd. I love, love, love my community.</p> <p>While I know the Board has a mission to improve the county for future growth, I'm very concerned about the re-zoning plan which, if adopted, will have a negative effect on Lyon Village. LV is one of the last truly old, planned communities from the "early days," that is close to DC and is still a charming community. Emphasis on community. Most of the people in the Village are owners, not renters, and want LV to continue to be where people come to live, work, raise their families and be part of an established community.</p> <p>While I'm for equitable and affordable housing, I don't think Arlington's higher density plan for the South side of Langston/Lee Highway next to LV will address the goal, without changing the charm and livability of the existing homes and present residents that call Lyon Village home.</p> <p>Of course, there are areas along the corridor that could use some "plastic surgery" (see below), but I believe the plan (as of now) is too close to the homes in Lyon Village.</p> <p>I have (with his permission), plagiarized some good ideas from my neighbor and I've copied them below. I couldn't say it any better, and you might recognize them:</p> <ol style="list-style-type: none"> 1. "Major intersections that are under-zoned such as Spout Run/Kirkwood, Glebe Road, George Mason Drive and Harrison Street. This would provide clusters of density akin to mini town centers that are typically found in communities today. 2. Commercial areas that are currently underdeveloped such as Cherrydale and the strip of Lee Highway between Glebe and George Mason Drive. Promoting redevelopment of these somewhat run-down areas would be creating more community, shopping, etc. 3. Other sections of Lee Highway that are more residential (like near Lyon Village) should have GLUP and zoning increases that are limited to lots fronting Lee Highway, as to minimize impact on residential neighborhoods."

	<p>To close, I ask the County Board to blend your goals for the County with the mindfulness of the negative impact those goals will have on established communities, such as Lyon Village.</p>
Nisha and Bo Pryor	<p>I'm writing to share my concerns about the Area 5 East scenarios on behalf of me and my husband who own a single- family home at 2119 N Rolfe Street. I have corresponded with Natasha with questions and entered some comments in the scenarios. But my husband and I remain concerned that our voices are not being heard and we need to further engage at this stage. We are currently serving overseas, so the concerns we outline below, particularly with the process, are magnified as is our sense of vulnerability. In both scenarios our home is set to be a new green space if the two adjacent single-family homes are turned into an apartment building. We've partnered with various county offices on projects such as cleaning up our right away to plant trees and keeping it clean (on our own dime and sweat) so it can be enjoyed by the community. We've gotten a green home certification. We've built a bench for pedestrians to enjoy, installed a Little Free Library, and when we are home we stock up with doggy poop bags and share our trash can so neighbors can keep the community clean. We are a single-income family on a government salary with four children looking ahead to becoming a multigenerational household, precisely what the County purportedly claims to be attracting. Yet people like us can't afford the apartment rent in the area nor can we fit into any of the apartments. It seems like none of that matters and the county instead sees an opportunity to get more tax money than we, and others like us, can provide.</p> <p>Process: We learned about the scenarios late in June at which point it came as a surprise that a comment deadline was rapidly approaching. The plan appears to be poorly messaged to the community. Given how the process is going and the nature of the scenarios, there is the faintest sense that this was intentional. In one email exchange I had with Natasha, she referred to our home becoming green space as what "will" happen, there was nothing equivocal in her language implying that further consultations or Board approval would change the fate of our lot. Further, a neighbor shared an email from Natasha in which she set a July 2nd deadline to submit email comments to her. But nowhere on the website is such a deadline identified, making deadlines seem arbitrary or inconsequential to what is already fated to happen.</p> <p>Design: The scenarios do have some merits and there are, of course, needs and easy means to redeveloping Lee Highway. But the world has dramatically changed since the start of this pandemic. The assumptions we all so firmly held years ago about Arlington's development are in question. With so much office space set to be empty as workers switch to remote work, we should consider what Arlington's true housing needs now are. It would defy the lessons of history to think that we can make it out of a pandemic without housing needs being affected. Separately, the Area 5 East scenarios push development into a community with a diverse range of housing options and prices, tree canopy and wildlife. Located so close to the Potomac Bridge, Area 5 East is already a chokepoint for commuters cutting through the neighborhood.</p> <p>Exposing homeowners to vulnerability: If either of these scenarios are approved, my husband and I are doomed to being harrassed by developers looking for a profit if we sell our home to them. That is what the County is setting us up for in our old age, which is a disappointing and unsettling prospect. We are already approached frequently by investors hoping to turn a profit on our home. When we are older and more vulnerable, the pressure won't be so easy to disregard. Given the County's complaint driven code enforcement, the County is setting us up to be harassed whether through code complaints or through the underhanded methods employed by developers. Further, while we understand that the County is stating that it does not intend to turn our home into a</p>

	<p>green space through imminent design, our fears that a promise of today will not be valid forever are not unreasonable given that we already thought we bought our forever home but the County is slating it to be a green space.</p> <p>Thank you for considering our concerns. I look forward to engaging further with you and other stakeholders.</p>
	<p>Greetings! My husband and I were not able to attend the meeting but watched the video and have a question to help us with submitting comments. We own our house at 2119 N Rolfe Street in North Highlands. It has a large right of way and our lot is large with a modest house. We do not plan to sell, ever, to be clear.</p> <p>The proposal shows our house as a new public open space. The diagram does not show our house, so it appears that our right of way and house are planned to be taken over by the county. By what mechanism would our home that we own be turned into a new open public space?</p> <p>Can you please help me understand what the implications are for us when we submit permit requests to do things like make our house ADA compliant or add an ADU for my in-laws? If these plans are approved and our house is supposed to be a green space, does that mean we are limited in what we do with our house in any way?</p>
	<p>My husband has indeed attended several of the past meetings, detailed by Sandi below, in his previous capacity as Treasurer of the Cherrydale Volunteer Fire Department and as a participant in the County's Neighborhood College. But at no point in those engagements, nor in the buzz around the plan over the last few years, was there any indication that the County would propose to knock down homes in a neighborhood that already has diverse housing options, is already walkable and has public transportation options, and is maxed out on street space for the driving and parking needs of the community as well as the commuters who frequent our neighborhood. It is interesting to note that the scenarios propose knocking down the more affordable homes in the neighborhood, leaving the more expensive homes on larger lots with less established tree canopy untouched, calling into question how the scenarios actually meet the plan's stated goals.</p> <p>I believe that the uptick in outreach and concern everyone is receiving from Area 5 East residents is an indication of the scenarios' deficiencies in design and details as well as the process. My husband and I look forward to engaging with everyone more in the coming months.</p>
Paul Feldman	<p>I have just seen the proposed Lee Highway Plan. I live in one of the town houses on North Daniel St, north of Lee Highway. It appears that if enacted, the Plan provides for zoning for Commercial uses and multiple family housing on the street. Would that require that these town houses be torn down?</p>
Paul A. Gade	<p>Attached is my signed letter objecting to the PLH's proposed replacement of single-family homes in Lyon Village with mid-rise density buildings.</p> <p>The purpose of my letter is to voice my strong opposition to the Lee Highway Alliance's proposed re-gluping and re-zoning plan that would provide incentives to demolish single-family homes in Lyon Village. The proposed 4 to 7 story apartment buildings and condos constructed in their place would destroy the historic small-town character of our neighborhood. When we moved into our house in Lyon Village more than 44 years ago, we were young people welcomed into the neighborhood by those who had lived and raised their families here. Most of these folks did not want to downsize and move to multifamily dwellings leaving their homes and neighbors but instead wanted to remain in their homes for the rest of their lives, and most did just that.</p>

	<p>Now we find that we are the older generation welcoming new young families into this beautiful neighborhood of ours. Like our predecessors, we want to remain in our single-family homes with our neighbors and longtime friends for the rest of our lives. And we want to pass this wonderful neighborhood on to the next generation, not turn it into a bunch of multistory apartment buildings and condos.</p> <p>My wife and I recently spent several hundred thousand dollars to make our home suitable for us to "age in place." Age in place for us means just that. It doesn't mean leaving our neighbors and moving to a multifamily building somewhere else in the area. Some proponents of the Lee Highway project have suggested that we are selfish for wanting to do this. On the contrary, I say we are living out the American dream, living our entire lives in our homes with our cherished friends with whom we have shared most of our adult lives and grown old together.</p> <p>For our historic and livable neighborhood to solely bear the burden of the Alliance's proposed density increases would be a travesty in my opinion and in the opinion of those of us who value living in the cohesive, comradery of our single-family neighborhood.</p>
Paul Holland	<p>On June 21, I met with the Lyon Village Citizens Association to discuss the Land Use Scenario Analysis as part of the Plan Lee Highway process. I appreciated the opportunity to hear feedback from more than 100 Lyon Village residents and property owners. It is clear from the conversation that Lyon Village residents want the next stage of the Plan Lee Highway process in Lyon Village, to focus solely on the properties located immediately along Lee Highway. The Lyon Village community clearly stated they do not want development that would change the historic nature of the single-family neighborhood that has existed for more than 80 years. In addition to a more focused land use scenario, the Lyon Village community requested additional analysis to assesses the impact of school system growth, traffic/transportation patterns (along the Lee Highway corridor and adjacent side streets), and the impact of outside investment, such as private equity, on single-family homeowners.</p> <p>During the meeting, the Lyon Village membership requested the development of a land use scenario that includes no change to the single-family homes located between 18th Street North and Lee Hwy in Lyon Village. In addition, during the next phase of the Plan Lee Highway process, the Preliminary Concept Plan and associated presentations should include maps that show the current land use as allowed through the General Land Use Plan and existing zoning.</p> <p>Both during the June 12 walking tour and at the LVCA meeting, participants recommended a more targeted outreach process, as many were not aware of PLH. Ideas discussed included developing a mailing to all property owners within the planning area, including: improved signage, yard signs posted at key intersections, targeted outreach to business owners in coordination with the Lee Highway Alliance that would include posters, and an in-person planning session hosted by County staff at the Lyon Village Community House.</p> <p>Finally, I know that this is planned for the fall, but I would like to emphasize the importance of the assessment of the impact of school system growth, traffic/transportation patterns (along the Lee Highway corridor and adjacent side streets), and the impact of outside investment, such as private equity, on single-family homeowners throughout the Lee Highway corridor.</p> <p>Thank you for the consideration of these requests, and I look forward to discussing it.</p>
Rachel Snidow	<p>I own a home in Lyon Village. I was recently made aware of the planning work underway regarding potential redevelopment along Lee Highway, including the northern blocks of Lyon Village. I have reviewed the various presentations available online, including the slide decks that show Scenarios A and B for Area 5. I live just outside the area that would potentially be redeveloped/rezoned, but I am writing to express my strong opposition to both proposed scenarios, which would be hugely destructive to our neighborhood.</p>

	<p>Lyon Village is a gathering place for people from all over the Clarendon/Court House area. Years ago, when I lived in an apartment building in Court House (south of Wilson and Clarendon), I used to walk and run in Lyon Village. Now I live here. It is a neighborhood where families from the entire surrounding area come to walk their dogs, take their baby out in the stroller, visit the Key School playground or the Lyon Village playground (including spraypad and tennis courts), run, and bike. People come here for all of that because it is the most centrally-located and accessible neighborhood in the area of single family homes with shaded, tree-lined streets. The environment of single family homes with sidewalks, lots of foot traffic, green yards, and tree canopy is itself an amenity that many local residents (way more than the people who live here) make regular use of. Come spend any time in our neighborhood and see what I mean.</p> <p>Scenarios A and B both envision replacing entire blocks of our neighborhood by allowing single family homes to be rezoned into multistory buildings. This has the interests of developers in mind, not the interests of the people who live in these homes. It risks repeating some of the urban planning mistakes of the last century, when sections of vibrant neighborhoods across the country were <u>bulldozed</u> to make way for <u>highways</u> or new buildings. There are obvious differences here, of course. The worst "urban renewal" errors of the last century tended to displace poor residents and communities of color, whereas Lyon Village, while ethnically diverse, is certainly not poor. But a key lesson from those mistakes holds true for any community: as we can now see decades after those old efforts, displacing a closely woven residential community in the name of new development destroys something valuable that is lost forever, and cannot be rebuilt or replaced.</p>
Rara	<p>I'm writing you in regard to the proposals to change the General Land Use Plan (GLUP) and zoning for the R6, single-family homes between Lee Hwy, N. Veitch St., 18th St. N., and N. Highland St. in Lyon Village.</p> <p>We have owned our home in Lyon Village since 2007. During which we have witnessed how the village has changed and grown. Most changes noticeably have been made by the residents to make improvements to their homes. These improvements are testaments of collective decisions representing not only financial investment but also personal commitment to Lyon Village</p> <p>The village's characteristic of being a small village / neighborhood in a city is what make Lyon Village extraordinary. The county's proposal will without a doubt dismantle this uniqueness. This plan will ultimately result in the destruction of Lyon Village through destroying 75 single-family homes (10% of all single-family homes), 43 townhomes (50% of all townhomes), and 6 affordable apartment buildings (40% of all affordable apartment buildings) in addition to increasing traffic, noise, and safety concerns. We strongly object to this proposal.</p> <p>I've gone through several documents and reports on this. One major issue that has kept coming up in my mind is where are the real input from the actual residents who actually live in the community that you are planning to make change to. For example, "The Neighborhood Inspiration Report", I'm at a loss of whose inspirations these are because clearly the report was put together without my, my neighbors', or any of my Arlingtonian friends' inspirations. I don't mean just people in Lyon Village, but in other Arlington neighborhoods as well. This looks like a report that professional urban planners put together after going to a class/lesson/seminar and learnt about what's new in regard to community planning. In this case, this is a community planning without a real community's participation. All I can tell is that this proposal appears to be what the county thinks is good and right for the county disregard to what the actually residents'.</p>

	<p>I also kept hearing and seeing statements along the line of this is just a plan and nothing will change unless the property owner decides to. That is a very deceiving statement since in reality this is not just a plan. It is an allowance for developers to come in and destroy the character of this neighborhood given opportunities arise.</p> <p>The statement that this is up to each individual property owner's decision, at best, displays a lack of clear understanding and, at worse, intends to mislead. This is something that impacts the entire community, not just each property owner. No one can stop a neighbor who is retiring and selling his home to a developer who would pay at a premium. In turn the developer, who is now "the property-owner", can knock that single-family home down to build a new taller building in accord to the county's approved plan. The people who live around there will have no decision in that since as you stated that it's the property owner's decision.</p>
Richard Whitmire	<p>In June when I first heard that the country was planning to disrupt our single family home neighborhood in Lyon Village I paid it no attention. Surely a plan so fantastical would never be considered, I assumed. Then, listening to the country officials during the LVCA zoom call, I realized that Arlington is serious.</p> <p>I'm all in favor of improving Lee Highway, but why that requires destroying our neighborhood escapes me. Even if the plan's trigger date is years off, the value of our house will plummet the second the country adopts the plan. Who would buy our house knowing this was going to happen? To me, this constitutes a legal "taking." Is Arlington County prepared to compensate us for that loss?</p> <p>I am totally opposed to any proposed changes by the Group that would (1) change the General Land Use Plan for properties in Lyon Village south of Lee Highway, and (2) allow for the rezoning of those properties to zoning districts that will allow greater building heights and densities or otherwise alter the existing single family nature of zoning in my neighborhood.</p> <p>I ask that you draw up an option for improving Lee Highway while leaving Lyon Village intact.</p> <p>I've been a newspaper reporter/book author for 50 years, so when I see a government "spring" something on a neighborhood at the last minute, I have pretty good radar for sensing what's going on. Arlington planners had to know how Lyon Village neighbors would respond, so they arranged for them to not find out until the last minute. That works for the Chinese government, but I'm not sure that's how we prefer it done here. In all these discussions, I've never seen a "greater good" listed that justifies destroying Lyon Village:</p> <ul style="list-style-type: none">• Improving bike access? We have great bike access. I use it daily.• Affordable housing? I see plenty already arrayed around Lee Highway.• Storm water improvements? We have a gusher in our back yard during heavy rains. High density housing would solve that? That's laughable. Alington could easily fix that by establishing drainage along the alley, right into the storm drain at 18th and Adams.• Open space? We currently have decent open space -- which would disappear in your high density proposal.

	<p>What Arlington would lose in this proposal is a great neighborhood. Again, this is so fantastical I can't believe you are serious. But if the county is serious, I have to assume it is ready to pay for this legally actionable taking.</p> <p>A final thought: I have to assume that what's driving this plan is creating sufficient people-density to support businesses along a newly envisioned Lee Highway. Kind of a Clarendon/Ballston approach, with high rise condos all around. Couldn't you achieve that by GREATLY raising the heights of condos/apts along Lee? I don't think our neighborhood would object. It would be a win-win. You save Lyon village, and you generate a prosperous new Lee Highway community.</p>
Rick Beckner	<p>I am writing to not my opposition to the Lee Highway Proposals for the reasons stated in the LVCA's position paper on these proposals, see http://lyonvillage.org/images4email/LVCA-Position-Paper-on-Plan-Lee-Hwy-Proposals.pdf</p> <p>The zoning proposals threaten to destroy our neighborhood. The push towards ever greater densification in Arlington needs to be stopped.</p>
Rick Holliday	<p>I am writing in reference to the recent Plan Lee Highway initiative and its impact on Lyon Village. As a longtime Lyon Village resident and homeowner, I strongly disagree with the plan as recently presented and its impact on our neighborhood.</p> <p>While the general concept of increasing density through GLUP and zoning changes along the corridor has some merit, the current plan to change single family zoning in our neighborhood impacts up to 75 homes and in some cases extends 4 to 6 houses into Lyon Village south of Lee Highway. This is much greater encroachment into our neighborhood than the county should allow.</p> <p>The County and its constituents would be better served by focusing density increases on:</p> <ol style="list-style-type: none"> 1. Major intersections that are underzoned such as Spout Run/Kirkwood, Glebe Road, George Mason Drive and Harrison Street. This would provide clusters of density akin to mini town centers that are typically found in communities today. 2. Commercial areas that are currently underdeveloped such as Cherrydale and the strip of Lee Highway between Glebe and George Mason Drive. Promoting redevelopment of these somewhat run down areas should be a focus of the program. <p>Other sections of Lee Highway that are more residential such as near Lyon Village should have GLUP and zoning increases that are limited to lots fronting Lee Highway so as to minimize impact on residential neighborhoods.</p> <p>It is common for initiatives like Plan Lee Highway to create wish lists that are unchecked and extremely broad in scope. I call on the County Board to show constraint and approve changes in a more gradual and measured way in order to focus on benefits without causing an overly negative impact on neighboring areas such as Lyon Village.</p>
ROBERT J BLUNDEN JR	<p>We have lived in Arlington since 1983. We raised our children here. We have retired here. We hope to age in place here. At some point we will have to decide when too much development will change the eclectic character of Arlington for the worse. Your support against the plan to allow dense development of our area would be greatly appreciated.</p>
Robin Gradison	<p>I am a resident of Court House/Lyon Village. We live in a single family home which we bought almost two decades ago. We like the historic neighborhood, the relative greenery, the ability to park our car, the familiarity with our new and long-time neighbors.</p>

	<p>Based on a recent zoom call with the county planners it sounds like you are all happy to throw all of that out the window to make way for large construction companies to make bank by building high rises where single homes now exist.</p> <p>This makes no sense. If the goal is to improve Lee Highway, get to it. That should have been done eons ago. If the goal is to displace those of us in single family homes please buy us out. Clearly property values and our quality of life here will plummet if this plan becomes reality.</p> <p>P.S. I vote.</p>
<p>Juliet and Ryan Brizek</p>	<p>We saw for the first time on Monday, June 21, the proposal of the Plan Lee Highway Group for Lyon Village (between US 29 and 18th Street).</p> <p>We moved to Lyon Village from New York City after the birth of our second child because we wanted a single- family home in a tree-lined, well landscaped, diverse neighborhood that was close to stores, restaurants, public transportation, grandparents and Washington, D.C. We have found all of that and more in Lyon Village, a closely-knit community of young families, retirees, recent immigrants, and life-long Arlingtonians. As a result, we are writing to express our opposition to the Plan Lee Highway Group's proposal for Lyon Village.</p> <ul style="list-style-type: none"> • While the current proposal would not affect our block, we believe it is important to add our support to the community's opposition to any proposed changes that would: <ul style="list-style-type: none"> • change the General Land Use Plan for properties in Lyon Village south of US 29; and • allow for the rezoning of those properties to zoning districts that will allow developers to coerce the replacement of our friends and neighbors. • We support the County's overall goal to improve US 29 and to grow in a way that is intentional and sustainable. We would fully support a scenario that encourages increased housing density and improved commercial properties directly fronting US 29 that does not materially impact existing single-family homes in Lyon Village. <ul style="list-style-type: none"> • Frankly, the stretch of US 29 north of Lyon Village is dilapidated and in need of upgrades to the housing stock and commercial businesses that front the highway. • There is no reason to allow developers to coerce citizens out of their homes south of US 29 in Lyon Village while encouraging a gun store and pawn shop to continue to operate on a corner of US 29 that is badly in need of redevelopment (not to mention the many open lots and sub- optimal uses of land fronting US 29 directly north of Lyon Village). • Moreover, there are a number of large lots between Wilson and Clarendon Boulevards that have been vacant for years, including a large block right next to the Clarendon Whole Foods and the former Wendy's lot near the Courthouse metro station. • In lieu of the Group's plan, the county should implement incentives to encourage development (or redevelopment) of the aforementioned areas outside of the residential blocks of Lyon Village. • Any such decisions to increase housing density in the broader Rosslyn-Courthouse-Clarendon corridor must also take into account the impact on enrollment in Arlington County Public Schools. <ul style="list-style-type: none"> • Given the Group's plan and other proposals in the area, the county should begin allocating resources to either:

	<ul style="list-style-type: none"> • the construction of another elementary school in the Rosslyn-Courthouse-Clarendon corridor; or • a substantial upgrade and expansion of the existing Innovation Elementary School (into its parking lot (which could be relocated underground) while maintaining its current athletic field, basketball courts, tree canopy and playground). <p>Thank you for the opportunity to provide feedback on the Plan Lee Highway project and related matters.</p>
Sharon Kliwinski	<p>I am a 25-year long resident of Lyon Village and oppose the recent proposed changes to the General Land Use Plan and zoning that would affect Lyon Village and adjacent neighborhoods. The proposals lack the in-depth analysis and studies warranted by the drastic effects that the proposals will bring to my neighborhood. I do not support the changes for Area 5 (West) and call for a no action alternative to be fully evaluated and considered by the planning committee and County Board members.</p> <p>In addition, while there is room for improvement for parts of the Lee Hwy. (Langston Blvd.) corridor, I believe we should beware of generic uniform fixes. I dread that my neighborhood boulevard will lose its sense of authenticity and, down the road, be mistaken for Reston Town Center or maybe even Tyson’s Corner. I hope not! It is already happening to Clarendon and Wilson Blvds. between Rosslyn and Court House...for me, there is no longer a sense of there there due to the loss of unique and distinctive characteristics.</p>
Sheila Skipper	<p>I am writing in reference to the recent Plan Lee Highway initiative and its impact on Lyon Village. As a longtime Lyon Village resident and homeowner, I strongly disagree with the plan as recently presented and its negative impact on our neighborhood and community.</p> <p>The general concept of increasing density through GLUP and zoning changes along the corridor is not a good idea. The current plan to change single family zoning in our neighborhood impacts up to 75 homes and in some cases extends 4 to 6 houses into Lyon Village south of Lee Highway. This is much greater encroachment into our neighborhood than the county should allow and the infrastructure will not support the density and traffic. As an Arlington Public School employee, this additional density will also have negative impact on our overflowing schools.</p> <p>I call on the County Board to show constraint and approve changes in a more gradual and measured way in order to focus on benefits without causing an overly negative impact on neighboring areas such as Lyon Village.</p> <p>Regards,</p>
Sheri Grant	<p>I am writing in reference to the recent Plan Lee Highway initiative and its impact on Lyon Village. As a longtime Lyon Village resident and homeowner, I strongly disagree with the plan as recently presented and its impact on our neighborhood.</p> <p>While the general concept of increasing density through GLUP and zoning changes along the corridor has some merit, the current plan to change single family zoning in our neighborhood impacts up to 75 homes and in some cases extends 4 to 6 houses into Lyon Village south of Lee Highway. This is much greater encroachment into our neighborhood than the county should allow.</p> <p>The County and its constituents would be better served by focusing density increases on lots fronting Lee Highway so as to minimize impact on residential neighborhoods.</p>

	<p>It is common for initiatives like Plan Lee Highway to create wish lists that are unchecked and extremely broad in scope. I call on the County Board to show constraint and approve changes in a more gradual and measured way in order to focus on benefits without causing an overly negative impact on neighboring areas such as Lyon Village.</p>
Suzan Charlton and Patrick King	<p>I have lived in Arlington since the late 1980s, when I was a student in a rental house; Wilson Boulevard had a Sears, several Vietnamese restaurants, and a few quirky bars; Lee Highway had Bergman’s dry cleaner, the Colony House furniture store, and the Italian Store and Giant. Twenty years ago, in 2001, my spouse and I purchased our home on Barton Street, between 18th Street and Lee Highway. At the time, our Ed Peete house was the largest home on our street. We have seen the area grow and develop in many ways, and we also see great possibilities in the Lee Highway corridor. We fully support the revitalization of Lee Highway itself, including the allowance of mixed-used and residential properties in what seem to be underused and inefficiently developed areas. However, we have concerns about some of the proposals in the Plan Lee Highway project, and in particular Area 5, which directly impacts our block between Lee Highway and 18th Street in Lyon Village.</p> <p>First, Lyon Village is not Ballston, nor should it be. There is value in keeping a diverse stock of single-family homes in Lyon Village. We are not the enemy. Single-family homes in our neighborhood provide housing to families with children and pets, government workers, hobbyists who enjoy gardening and bee-keeping, retirees who prefer to age in place, commuters who would rather not drive to work from the outer suburbs, and long-time residents who do not wish to live in a big city. Such neighborhoods provide community, green space that alleviates storm-water runoff, and safety from heavy traffic. Not everyone wants to, or should be forced to, live in or next to seven-, ten-, or fourteen-story buildings scaled for a big city. Forcing people who want a single-family home with a little yard to live farther away from the metro and other amenities, in service of some ambiguous desire to increase density for density’s sake, does not make good sense from a policy perspective.</p> <p>Second, the County has plenty of opportunity to redevelop Lee Highway without encroaching into our neighborhood. Within one mile of the metro (1.5 miles being what the county considers to be “walking distance” at least for school bus purposes), the county already has a diverse mix of low-rise, high-rise, duplex, townhome, and single-family residences. Yet, it also has used car lots, single-story strips of commercial properties, and small buildings that house a single commercial business (e.g., dentist, construction management office, fortune teller). With very few exceptions, these underused commercial properties directly front Lee Highway. These are the properties that have the most potential to benefit from a change in the general land use plan (“GLUP”), to allow them to be rezoned for multi-family residential use or mixed usage.</p> <p>In contrast, changing the land use plan to eventually allow replacement of every single home up to 18th Street with much higher-density buildings will provide no benefit to anyone but developers (and perhaps the County’s tax coffers). It will not help the availability of so-called “missing middle” housing, because developers will charge luxury-level prices for the townhouses and condos they build in Lyon Village. It will not help with storm-water runoff, because any perfunctory drainage requirements will be insufficient to offset the vast impervious surfaces that will pave over former green spaces and bulldoze mature trees. It will not help homeowners who prefer privacy from tall apartment buildings overlooking their properties, shadowing their solar panels, and increasing traffic and parking problems in the neighborhood.</p> <p>In sum, we are in favor of improving North Arlington’s stretch of Lee Highway, but not at the expense of our neighbors who happened to have purchased single-family homes on the “wrong” side of 18th Street, within a block of Lee Highway. Accordingly,</p>

	<p>we oppose any proposed changes to the GLUP — including the two scenarios currently under consideration — that would allow building heights above four stories and density above single-family in the block south of Lee Highway.</p> <p>Thank you for the opportunity to provide feedback on the Plan Lee Highway project. As citizens in the directly impacted zone, we hope our input will be considered seriously.</p>
<p>Sylvia & Steve Prosak</p>	<p>We are residents of Lyon Village and recently became aware of the current draft proposals being developed by the Plan Lee Hwy (PLH) team and County staff and the impact these draft proposals will have on single-family homes in Lyon Village. After much research and focus on the pros and cons of these draft proposals, we are writing to tell you that we strongly oppose the draft proposals presented for Lyon Village (Area 5 (West)), as developed by the Plan Lee Hwy (PLH) team and County staff and included in the slide presentation entitled, The Future of Lee Hwy, Land Use Scenario Analysis, Part 2: Neighborhood Area Concepts – Areas 1 and 5, dated May 20, 2021.</p> <p>Below is a summary of the specific points that we strongly oppose and why:</p> <ul style="list-style-type: none"> • Changing the General Land Use Plan (GLUP) to allow for rezoning of the R6, single-family zoned areas south of Lee Hwy <ul style="list-style-type: none"> • The draft proposals encourage changes to policy and land use plans to facilitate the replacement of designated-historic, single-family homes with higher density, multi-family dwellings, which would have a detrimental impact on the character of the Lyon Village neighborhood and on County infrastructure, such as schools, utilities, traffic, parking, and transportation, as well as the environment, especially flooding. • We strongly support maintaining the current General Land Use Plan (GLUP) and zoning for the neighborhood. • Encroachment of any kind into the R6, single-family zoned areas south of Lee Hwy <ul style="list-style-type: none"> • Remember that these draft proposals are dealing with real people, not just boxes on a map, people who worked hard and sacrificed to live in the neighborhood, people, like ourselves, who plan to retire and grow old here, people who now fear their future and the future they imagined for their children will be taken from them. As residents we feel betrayed and our dreams and plans for the future have been disregarded by the Plan Lee Hwy team, County staff, and the County Board. The draft proposals would threaten the investments made by us and other residents, and it is inequitable to put such investments and the futures of the residents at risk, especially given that there already exists a large volume of higher density, multi-family dwellings throughout the neighborhood. • Increasing building heights along Lee Hwy beyond what current GLUP and zoning allow <ul style="list-style-type: none"> • Changing the GLUP could allow building heights along Lee Hwy to be increased beyond what is currently allowed, negatively impacting the character of an historic neighborhood. • Narrowing Lee Hwy <ul style="list-style-type: none"> • Increasing density, narrowing Lee Hwy, and adding a service road will create congestion, pedestrian and bicyclist safety issues, and increased air pollution and environmental concerns. <p>We maintain that the proposals created by the PLH team and County staff do not reflect the positions or best interest of Lyon Village residents or the County. This was made apparent during the June 21, 2021, Zoom meeting between Lyon Village residents (all residents participating on the call unanimously opposed the plan), the PLH team, and County staff.</p>

	<p>We oppose these draft proposals going forward to the County Board for approval in October 2021. Thank you in advance for your consideration.</p>
<p>Joseph Taylor</p>	<p>This is in response to the May 27, 2021 presentation, Future of Lee Highway, Area 1 and 5. These comments are primarily about Area 5 (West) and proposals for Area 5 (West) Connectivity. Thank you for the opportunity to submit comments.</p> <p>For reference, here is a link to the presentation slides: https://projects.arlingtonva.us/wp-content/uploads/sites/31/2021/05/6_PLH_Neighborhood-Area-Concepts_Area-1-and-5-1-revised.pdf</p> <p><u>Walking and Biking - (East-West Connectivity North of Lee Highway)</u></p> <ul style="list-style-type: none"> • Planning consultants seem to think this area lacks parallel east-west connectivity for biking. However, it has two parallel east-west biking/walking routes along its entire length which are the Custis Trail and Lee Highway. They run from the Lyon Village Shopping Center to Moms Organic Grocery and Verde Point. Residents from N Adams to N Veitch also have a 3rd parallel biking/walking route, 20th St N. The Lee Highway route should be made safer and more friendly for bikers and pedestrian but parallel east-west connectivity exists. • Interim or Pilot Measure. On Lee Highway, a wide 2-way protected bike path and great separation of pedestrians and traffic could be created quickly and inexpensively using the west bound outer (3rd) road lane as an interim or pilot measure. Area 5 (West) north of Lee Highway is ideal for such an interim or pilot measure since Lee Highway in this area is the widest and has 6 or more lanes. It could be done using paint, marker stanchions, barriers as needed, and signs, a proven method widely used in the region. And, it's low hanging fruit that could be accomplished now without waiting decades for a complete highway rebuild. The Lee Highway Planning Office should include a detailed proposal for such an interim or pilot measure for Area 5 (West) in its Phase 3 (Draft Plan). • All residents of Area 5 (West) north of Lee Highway live within a block or two of Lee e Custis Trail which has 6 public access points serving this area. There is also direct access to the Custis Trail for residents of properties adjacent to it, e.g., the Ancient Oaks Apartments and the Circle Condominiums. A few more walking/biking paths wouldn't hurt but not at the cost of demolishing housing. Even now, though, residents have only a short walk or bike ride between Lyon Village Shopping Center and Mom's Organic Market or from any point to another in between them. • There are many issues with the consultants' plans for Custis Trail access. Their proposal to relocate the portion of the Custis Trail from behind Giant to the front makes no sense and would be costly and problematic. Many pedestrians and bikers coming off the trail already enter and leave the shopping center at either side of it. But many others who are running or biking on the trail want to continue past without being forced to thread their way through the shopping center's vehicle cross traffic, apartment dwellers, and shoppers who aren't likely to appreciate having to dodge all Custis Trail users. And, is there really room for a park where Giant does its loading and unloading of trucks? • Virtually all of the proposed "new" publicly accessible open space shown on slides next to the Custis Trail along I-66 from Spout Run Parkway past McCoy Park and the Verde Point Apartments already exists as publicly accessible open space. The cost of

providing this “Virtually all of the proposed “new” publicly accessible open space shown on slides next to the Custis Trail along I-66 from Spout Run Parkway past McCoy Park and the Verde Point Apartments already exists as publicly accessible open space. The cost of providing this “new” space is a reason given by planning consultants for giving developers the right build high rises from end to end in Area 5 (West).

- The route of one of the consultant’s proposed north-south connections (about 360 ft long) to the Custis Trail shown on their maps is actually in a deep stream bed in the branch of Spout Run that flows from south to north then goes under I-66 in a concrete tunnel at the bottom of a 30 foot high retaining wall supporting the Custis Trail and I-66. That stream bisects the northern-most part of Area 5 (West) in a deep heavily forested ravine between the Ancient Oaks-Larkspur Apartments on the west side and the Circle Condominium and Adams House Condominium on the east side. Besides being impracticable to build due the topography, the proposed connection to the trail (normally 10-ft wide asphalt) in that location would violate Virginia’s “Chesapeake Bay Preservation Act” and Arlington’s “Chesapeake Bay Preservation Ordinance” because it’s in the middle of a Watershed Resource Protection Area (RPA) and there are adequate alternatives.
- See the attached “Watersheds and Resource Protection Areas Map.” RPA’s are protected natural buffers next to streams and are intended to keep streams and lakes healthy, keep shorelines stable, filter storm water runoff, provide noise protection, improve air quality, and provide habitat for many birds and animals.
- Another related and serious environmental issue is that planning consultants have proposed dense high rise development in Area 5 (West) Resource Protection Areas located in Area 5. This will probably be challenged and blocked by the courts if it remains.

Proposed East-West Street Grid North of Lee Highway

- I disagree with the consultant’s proposal to construct a new east-west street grid in Area 5 (West). It’s inconsistent with the area’s planned transit, pedestrian and bicycle orientation. All residents of Area 5 (West) north of Lee Highway (whether driving, walking, or biking) live within a block or two of Lee Highway which planners say has experienced decreasing traffic in recent years and has the capacity for more. Residents here have no need for a new east-west street grid.
- Planners said that the new grid would provide access to underdeveloped sites. But such access already exists including at properties favored by consultants for development. For example, the Park Adams’ parking lot has two access points from N Adams Street with circulation between them for development and emergencies. The Potomac Tower site has two access points with circulation between them, i.e., one from N Adams and one from N Veitch. And the Fort Strong Apartments and Villas site has access from N Calvert St. and N Danville St. There is no need for a new east-west street grid for this purpose.
- In 2016, the community voiced overwhelming opposition to new east-west streets in this area when they were first suggested during the Lee Highway Vision Study. But current proposal show that the community’s input has been ignored .

See Survey Feedback: https://projects.arlingtonva.us/wp-content/uploads/sites/31/2016/12/LeeHighway_OpenHouseFeedback.pdf

- It's hard not to conclude that the main purpose of the proposed new east-west street grid is as commuter pass-through routes. Scenario A, with its straight shot pass-through commuter artery from Spout Run Parkway to N Veitch and its artery through Ft Strong Apartments into Danville Street and then into Lyon Village is especially objectionable. Area 5 (West) north of Lee Highway still suffers from the effects of routing the I-66 commuter corridor through here in the 1970s, demolishing hundreds of homes, taking land, and separating the neighborhood. One silver lining is that this area isn't plagued with pass-through traffic; the streets are relatively quiet despite the busy highways and activity surrounding it, something residents here cherish. Constructing a commuter pass-through would be another inequitable insult to residents of this area, made worse because it isn't needed.
- Scenario B also has two commuter pass-through arteries for drivers coming from northern neighborhoods off Lorcom Lane and from Spout Run Parkway: one to Cleveland Street and into Lyon Village and a second one to N Veitch St.
- Based on the routes propose, it appears that Scenario A would require demolishing 99 units of the Ft Strong Apartments, 30 units of the Ft Strong Villa Apartments, and 4 houses on N Cleveland. And, that Scenario B would require 2 houses on N Cleveland be demolished. It also appears that increased commuter traffic fed into Lyon Village from the new commuter grid may also necessitate widening some streets there or eliminating on street parking in Lyon Village to accommodate the traffic volume and bike lanes, at least up to the 18th St limit of the Lee Highway Study Area.
- A serious environmental issue is that the proposed east-west street grid would consist of vast areas of paving, substantially increasing stormwater runoff. The total length of proposed new streets in Scenario A in the east-west street grid is 5,193 ft, measured using County GIS mapping. A typical street could be 46 ft wide (two lanes, two 5 ft sidewalks, and two 5 ft bike lanes. That totals 238,878 sq. ft. (or 5.5 acres) of paved street surface. To be fair, a few areas of the route, e.g, parking lots, are already paved. Scenario B covers only slightly less area. For reference, McCoy Park is 1.14 acres. Essentially, the proposed new streets in the east-west grid cover an area equivalent to about five McCoy Parks.
- The proposed east-west service road/alley in Lyon Village would be about 1,700 ft long. At 20 ft wide, it would have a surface area of 34,000 sq. ft. (.78 acres). It appears that about a dozen homes would need to be demolished to build it.
- The 2016 Visioning Study consultants didn't recognize the storm water infrastructure challenges for redevelopment at the Lyon Village Shopping Center as seen in their maps and renderings which have been greatly scaled back in the May 27, 2021 plan after the flooding of 2019.
- The current planning consultants don't appear to recognize the storm water implications of their proposed east-west street grid with it's 5.5 acres of impervious surface and the planned Lyon Village service/road with its .78 acres of paving ; total, 6.28 acres. The underground branch of Spout Run that bisects Area 5 (West), running north under Lee Highway at

	<p>the east end of the 7-11 parking lot to a stream behind the Adams House and Circle Condominiums, then under I-66. It contains a several hundred foot long section of 36 in. + pipe that was over its conveyance capacity and surcharged (water rising in the manholes) for a 10 year 24 hour storm per Arlington's 2012 stormwater capacity study. That storm sewer and stream drains much of East Lyon Village and much of Area 5 (West). See attached map: DESStorm-Sewer-Capacity-Spout-Run-Analysis (p 45 of 150)</p> <ul style="list-style-type: none"> • According to the Department of Environmental Services, most runoff is from single family homes which are being replaced with much larger homes surrounded by compacted clay at a rate of about 8% per decade so this situation has no doubt worsened in the past decade. Storm water storage tanks could be built into a new 5.5 acre east-west street grid and Lyon Village alley but would it greatly increase the cost of a new street grid that is not needed. • Another issue with the proposed commuter pass-through route is that its planned entrance to the core area from Spout Run Parkway is in a watershed Resource Protection Area.
<p>Laura Bayne Turner James E. Turner</p>	<p>We have been residents of Lyon Village for over twenty years, current homeowners in that neighborhood and regular voters. We strongly oppose the "Plan Lee Highway" group's current May 20, 2021 proposal for rezoning in the Lyon Village neighborhood south of Lee Highway (Langston Boulevard, Route 29).</p> <p>The proposal would slice off a significant portion of our historic neighborhood of single family homes for greater density and, no-doubt, profitable development.</p> <p>There are existing corridors for development. The orange line metro rail corridor through Courthouse, Clarendon and Ballston permits residential and commercial high density. Indeed, there is existing commercial and apartment use permitted immediately adjacent to Route 29 itself. It is permitted in the neighborhood on the north side of Route 29.</p> <p>There is no justification for encroaching on a long-established low density neighborhood like Lyon Village when options for denser land use are nearby.</p> <p>We support the objections raised by the Lyon Village Citizens' Association. Arlington County, we can do better.</p>
<p>Sandi Chesrown</p>	<p>Below are the stops and thoughts on today's walking tour - participants were Antoinette, Ginger, Paul and me. Photos are being sent as a group in the next email.</p> <p>Overall, Antoinette's comments regarded the attractiveness and benefit of the mix of housing types rather than a plan that produces density and homogenous neighborhoods. The neighborhood is also not happy with the references to 'stable' single family - many are either renovating or building new structures, so that they can stay there. She felt the plan should focus on high density opportunity pockets including on Lee H., rather than the blanket approach. We told her that we hope to discuss a more surgical approach this summer. (Antoinette, please feel free to add to my comments below, if I missed any of your comments.)</p> <p>1. Met Antoinette at McCoy Park</p>

She would like to see further improvements to the park down the hill towards the road-better fencing and maintenance (garbage). Ginger mentioned perhaps a noise wall.

2. Potomac Towers (PT) Parking Lot

Current building is 12 stories from the rear/11 from the side. Antoinette thinks the parking lot is a logical place for density. However, neighborhood concerns would include control of construction vehicles, i.e., access via Adams not via McCoy Park.

3. Antoinette's House at 20th and Vance & Improvements to 20th Street

Her house is the new contemporary adjacent to Potomac Towers (PT) at 20th. Discussed PLH's recommendation to improve 20th St and shift it towards PT. The current road is very narrow and could become more pedestrian/bicycle oriented-would have to extend driveways for two homes, so that they would reach the new parallel road that is currently parking for PT.

4. Adams Street/Park Adams

Walked around the parking lot. Discussed WASH REIT's thinking of preserving the current building fronting Adams and constructing on the parking lot. Agreed should try to consolidate in order to get access to Lee H. through the used car lot. None of us were sure about the location of the new parallel road at the back of Park Adams. Is the idea to expand the current road into Park Adams or to build a new road adjacent between ark Adams and Wesley? Park Adams current road in is quite steep, and it further drops off on the next properties running west.

5. Transformer Park

Walked back to Antoinette's house and she left us. We continued to the open space referred to by the neighborhood a 'Transformer Park.' Before we parted, Antoinette said that to improve that park would be a real community benefit. She also mentioned improving another small area, but we did not see it. (PHOTO 1)

6. Troy and 21st Street

There is a lot of existing missing middle duplexes that should be maintained with additional missing middle proposed. (PHOTO 2 & 3)

7. Palisade Garden Condos Condos-change is doubtful. (PHOTO 4)

8. Dawson Terrace

We agreed that it should remain a community center/parkland, and not become a school.

9. Walked into Woods/Stream Valley Trail

Wonderful open space - assume no changes to land uses, but would like to see improvement to the interpretive sign for the Bay Eva Castle site - can no longer read the text. (PHOTO 5-Same type of signage as the Tulip Poplar sign, which is farther along the trail.)

10. Historical Ft. Bennett Marker in front of Apartments

Ft. Bennett appears to be only a marker. How is that area planned? Should be an opportunity for higher density apartments. (PHOTO 6)

11. Park Georgetown Apartments

This is a huge amount of land. It is owned by Van Metre - recent acquisition? PLH calls for? We should definitely meet with them. (This is the only area large enough to accommodate a school, but it sounds like APS does not do this type of acquisition.) (PHOTO 7)

12. NoVA Conservation Easement

This small area is along the Custis Trail adjacent to the Air Force Association Building. (PHOTO 8) Not sure why it was acquired, but perhaps a bench could be added and a charging station for bicycles?

13. Air Force Association Headquarters (AFA)

Paul and I were here alone - we still feel that the site to become affordable housing for vets could take additional height, e.g., at about 8 stories would be at height of adjacent townhouses below due to topo. (PHOTO 9 - fronts the trail)

14. Townhouses behind the AFA near 22nd and Oak

In the photo, Paul is standing adjacent to the open space that probably belongs to the TH - the paved area is the AFA. Photo 7 is a close up of the green area in between. (PHOTO 10, 11, 12)

15. AFA Link to Metro

As the sign in front of the AFA steps indicates, Gateway Park is very walkable, as is the Rosslyn Metro. I walked to Gateway Park. Once the Holiday Inn redevelops, the walk to Metro will be much easier and more attractive. (PHOTO 13)

Turning around moving west again

16. Custis Trail at AFA (PHOTO 14)

17. Park Georgetown Apartments Community Garden

Again the only thing that separates the AFA from Park Gtown Apts is the NoVA Conservation easement area. (PHOTO 15)

18. Park Georgetown Apts farther west at Quinn St and Lee H.

This area is directly across from Homewood Suites Hotel, but of course you can't cross. (PHOTO 16 & 17 & 18)

19. Scott Terrace Apartments owned by Ft. Strong Properties

This area along Lee H. could also take additional height - what is it on the draft LUSA? We should also talk with them. One block further west at Smythe and 20th are a combination of missing middle duplexes and single family detached area - very stable looking. The sign indicates from there it is only .6 miles to Key Elementary School and .7 miles to the Courthouse Metro. (PHOTO 19)

20. Returned to Mom's

It appears the Custis Trail built as an interesting walkway by the new apartments is a total of 15-18' wide including a 3' strip for trees. The trees are doing well.

<p>Željko Bogetić</p>	<p>I am writing to respectfully express my strong reservations about the County’s proposal to change the General Land Use Plan and Zoning along the Lee Highway corridor.</p> <p>I have been resident of Arlington County, Lyon Village, for almost thirty years. My family and I live here because of the high quality of life, excellent public services, including schools, safety, moderate density and height, urban village environment, great parks, and low noise and pollution. It is precisely that unique combination of these characteristics and manageable-size urban village that make Arlington and Lyon village a great place to live. I maintain that the purpose of the county is to help ensure and enhance the quality of life of its citizens. I also support many of the County initiatives such as the expansion of bike routes, preservation of parks, etc, and the broad and inclusive social goals and values that make our county a diverse and vibrant community. But I strongly believe, and I think I share that belief with many residents, that we do not want to turn Arlington into all around, high density, highrise county, which would inevitably bring with it increasing problems of congestion, noise, pollution, parking, and crime, also likely stretching thin Arlington’s public services, directly reducing the quality of life. This has been the experience of many cities in our country as shown in the urban literature, and we should draw a cautionary lesson from that experience.</p> <p>It is from this perspective that I want to express my opposition to the proposal to increase density and height and change zoning of the existing Land use plan. More specifically, I have not seen an evaluation and analysis of the goals and the short-term and long-term impacts of the proposal on the quality of life of Arlington residents. Such a fully articulated evaluation of impacts, in my view, should be presented to the Arlington county citizens and residents in order to have an informed discussion and feedback. Lacking such an analysis with a clear sense of likely impacts, I must oppose this proposal and the vote. In fact, as the Lyon Village Association has presented in its position paper (lyonvillage.org), the proposal as it stands will likely have serious negative impacts on Lyon village residents through the destruction of a number of single-family homes, townhouses, and affordable apartment buildings, related tree canopy etc. It would also set precedent for new changes arising from the zoning change, with additional negative impacts on the Lyon village community and its hallmarks of the quality of life: walkability, low density, low noise, limited parking problems, good tree canopy etc. I, therefore, urge you to go back and consider the development of the Lee Highway corridor within the existing General Land Use Plan and plan, with moderate density and heights, making improvements on the margin in the quality of services and life in Arlington. There is so much that can be done within the existing plan. For example, electricity lines, which currently cause massive blackouts and associated hazards and costs many times a year, should be put underground, permanently resolving the problem as has been the done in many cities in the US and most cities in developed countries in Europe. It is such changes that improve public services and reduce hazards and losses to homes and businesses that help improve the quality of life of citizens.</p> <p>Again, even if PLH proposal continues to be entertained, I kindly urge you to develop a complete ex ante evaluation of the likely impacts on existing homes and businesses, obtain citizen feedback, and then revise the proposal in line with citizens’ preferences. Respectfully</p>
<p>Zeynep Babat & Aly Hoodbhoy</p>	<p>We are opposed to any proposed changes by the Lee Highway Project that would (1) change the General Land Use Plan for properties in Lyon Village south of Lee Highway, and (2) allow for the rezoning of those properties to zoning districts that will allow greater building heights and densities or otherwise alter the existing single family nature of zoning in my neighborhood.</p>

We have been Arlington residents since 1996. As students and young professionals, we rented apartments in Crystal City. Then we purchased a condo in Rosslyn in 2005. We started a family in 2009 and moved to Lyon Village in 2013 when our second child was 6 months old. We chose to move to Lyon Village because we wanted a single-family home in a tree-lined, well landscaped neighborhood that was close to stores, restaurants, public transportation and the city. We were drawn to this historic, charming, unique neighborhood and a closely-knit, diverse community of neighbors.

It's extremely concerning that no impact studies have been done about whether our crucial infrastructure like schools, roads, access to essential services such as daycare, pedestrian safety, traffic flow, and tree canopy can support even more density in this area. Our schools are already bursting at the seams, we have just gone through elementary school boundary changes. We and many families are unsure whether our kids will be able to have a seat in middle and high schools, while that is still to be worked out, it is mind boggling to see these proposals which would add thousands of new residents and school aged children in the area. Unfortunately, these plans benefit no one else other than the developers. Market rates would quickly bring the prices up.

I ask the County Board to reject any such proposals for Lyon Village (not between Lee Highway and 18th Street in LV) and focus on redevelopment along Lee Highway as there are plenty of underused commercial lots, and dated apartment buildings on the edge of Lee Highway and many vacant office buildings and commercial space in Arlington that can be utilized for affordable housing. Please do not carve out our neighborhood and destabilize our community.