



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of November 11, 2023

DATE: November 3, 2023

SUBJECT: Request to advertise public hearings on an ordinance to amend, reenact, and recodify the Arlington County Zoning Ordinance (ACZO) relating to:

- A. Allowing modifications of maximum height and minimum setback standards by the County Board through use permit approval for structures in publicly and/or publicly operated owned parks and open spaces;
- B. Allowing modifications of maximum height standards for fences and walls by the County Board through use permit approval for fences and walls in publicly owned and/or publicly operated parks and open spaces;
- C. Allowing modifications of minimum parking requirements by the County Board through use permit approval for uses in publicly owned and/or publicly operated parks and open spaces;
- D. Establishing findings for the County Board to account for when approving modifications through use permit of the aforementioned standards;
- E. Allowing modifications of maximum height standards for athletic field lighting by the County Board through use permit approval at schools and in publicly owned parks and open spaces, so long as the lighting was an existing improvement as of the effective date of this zoning ordinance amendment;
- F. Revising sign standards to permit greater flexibility in the placement of flag poles and freestanding signs within publicly owned and/or publicly operated parks and open spaces; and
- G. Making additional editorial changes for improved clarity.

All as set forth in Attachment 2.

County Manager:

mjs/dwb

County Attorney:

MNC

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Staff: Nick Rogers, AICP, CZA, DCPHD, Planning Division
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C. M. RECOMMENDATION:

Adopt the attached resolution (Attachment 1) authorizing advertisement of public hearings by the Planning Commission on December 4, 2023, and the County Board on December 16, 2023, to consider amendments to the ACZO relating to:

- A. Allowing modifications of maximum height and minimum setback standards by the County Board through use permit approval for structures in publicly owned and/or publicly operated parks and open spaces;
- B. Allowing modifications of maximum height standards for fences and walls by the County Board through use permit approval for fences and walls in publicly owned and/or publicly operated parks and open spaces;
- C. Allowing modifications of minimum parking requirements by the County Board through use permit approval for uses in publicly owned and/or publicly operated parks and open spaces;
- D. Establishing findings for the County Board to account for when approving modifications through use permit of the aforementioned standards;
- E. Allowing modifications of maximum height standards for athletic field lighting by the County Board through use permit approval at schools and in publicly owned parks and open spaces, so long as the lighting was an existing improvement as of the effective date of this zoning ordinance amendment;
- F. Revising sign standards to permit greater flexibility in the placement of flag poles and freestanding signs within publicly owned and/or publicly operated parks and open spaces; and
- G. Making additional editorial changes for improved clarity.

All as set forth in Attachment 2.

ISSUES: This is a request to authorize advertisements of public hearings to consider several amendments to the ACZO that would improve the Department of Parks and Recreation's (DPR's) ability to provide amenities and facilities within County-owned public spaces that are smaller in size and/or have environmentally sensitive areas on-site. Although DPR consistently precedes improvement projects within public spaces with community engagement, certain members of the public have expressed concerns with the potential for adverse impacts on the public space system. These concerns include members of the public being unaware of new improvements in public spaces, net losses in open space within public spaces, undersupply of automobile parking for public spaces, proximity to public space features for homes on abutting properties, and intrusive glare from lighting spilling over on to neighboring properties.

SUMMARY: The Department of Parks and Recreation (DPR) conducts public space planning and development subject to zoning standards which have gone virtually unchanged since Arlington’s last major zoning ordinance rewrite in 1950. These regulations for setbacks, height, and parking among others were adopted during a time of rural-to-suburban transition for much of the County. Many of the public spaces during this time were single-purpose parks with open fields, often located along stream valleys and other environmentally sensitive areas.

The [2019 Public Spaces Master Plan \(PSMP\)](#), an element of Arlington’s Comprehensive Plan, calls for the review and update of the County’s zoning regulations, identifying topics for study such as setbacks, parking, height, and signs. Staff has examined these regulations through the lens of recently completed public space projects and recommends introducing authority for the County Board to modify certain zoning standards for public spaces, on a case-by-case basis, through use permit approvals. Such modifications can be approved to implement public space layouts and designs that are informed by community engagement and feedback but currently unable to be realized due to restrictions stemming from existing zoning requirements. Introducing measures that allow for greater zoning flexibility would update Arlington County’s Zoning Ordinance (ACZO) to enable multi-purpose uses in public spaces, more creativity for meeting stormwater management requirements, and more opportunities for avoiding environmentally sensitive areas.

To achieve these objectives, staff has developed draft zoning text for consideration, enclosed as Attachment 2.

To date, staff has engaged with members of the public on this zoning study using a [dedicated website](#), online feedback form, and a virtual information session that was held on October 3rd, 2023. Staff has briefed the Park and Recreation Commission and the Planning Commission’s Zoning Committee, and additional briefings are scheduled with the Sports Commission and PSMP Implementation Advisory Committee. The overall period of engagement and the methods used have been selected to scale with the relatively minor scope for this study and the limited number of zoning standards which have been evaluated for flexibility. As previously discussed, key topics raised by members of the public during this engagement largely consist of concerns related to net loss of open space and the level of awareness and involvement that members of the public would continue to have with future public space planning projects.

BACKGROUND: The term “public space” is inclusive of public parks that are operated by DPR. Per the PSMP, public spaces support recreation and leisure, natural resources, casual use, historic and cultural resources and are either publicly owned or have guaranteed public access. They encompass parks, plazas, trails, streets, and recreational facilities¹. In Arlington, public

¹ [2019 Public Spaces Master Plan](#), p. 138.

Public spaces include County-owned spaces such as public parks, but the term also encompasses non-County owned spaces on private property which are enjoyed by and accessible to the public via easements. The PSMP documents that of the 1,857 acres of public space in Arlington, only 924 acres (49.8%) is provided on County-owned land. The remainder includes public spaces on property owned by Arlington Public Schools (342 ac.), NOVA Parks (136 ac.), the National Parks Service (417 ac.) and private owners (38 ac.).

spaces are not exempt from the County’s zoning ordinance. All features which are located within public spaces must meet the applicable requirements of the ACZO.

Height: Table 1 lists the maximum height requirements for structures in the S-3A and P-S zoning districts. These districts are the predominant zoning for land which is owned and utilized by both Arlington County and Arlington Public Schools (APS) for public uses. Most public spaces are zoned S-3A, with P-S zoning utilized for more recently developed public space projects such as [Jennie Dean Park](#) and the forthcoming [Arlington Junction Park](#). The maximum height requirements apply to buildings (ex. Recreation centers, aquatics facilities) as well as smaller, accessory structures (ex. Fencing, play equipment, performance stages, diamond field backstops).

Table 1: Maximum Height for Structures		
Zoning District	Maximum Height (feet)	Maximum Height with +23’ permitted with §3.1.6.B
S-3A	45’	68’
P-S	75’	98’

[Section 3.1.6.B](#) of the ACZO permits mechanical penthouses, radio towers, steeples, and other similar structures to exceed the maximum height standards for a given zoning district, so long as the structure’s additional height is neither used as habitable floor space nor exceeds a height of 23 feet. This provision is inclusive of athletic court lighting and athletic field lighting used to illuminate sport courts, diamond fields, and rectangular fields in public spaces.

Setbacks: Setbacks refer to the distance which a structure is required to be “set back” from a lot line or from the nearest structure. Table 2 lists the setback requirements for structures within public spaces.

Table 2: Required Setbacks (§3.2.6.A)	
Setbacks from any street	<p>The larger of either:</p> <ul style="list-style-type: none"> • 50 feet from said centerline of any street, or • 25 feet from any street right-of-way line.
Setbacks from side and rear yards	<p>10 feet plus one additional foot for each 2 ½ feet, or fraction thereof, of building height above 25 feet</p> <ul style="list-style-type: none"> • On interior lots, no structure shall be located closer than 25 feet from a rear lot line.

In addition to these requirements, the ACZO requires visual clearance setbacks that are free of obstructions which could obscure clear sight lines at street intersections (Figure 1). The ACZO prohibits buildings or other obstructions from being located between a distance of 1 foot to 10 feet in height above curb level within the triangle formed by street right-of-way lines and a line connecting said street lines 10 feet from their intersection.

Parking: Table 3 on the following page lists several of the parking requirements identified in the ACZO which would apply to public spaces with certain types of facilities. When new public spaces are being created with these facilities, or when these types of facilities are added to an existing public space, the ACZO requires an amount of parking to be provided to meet these minimums.

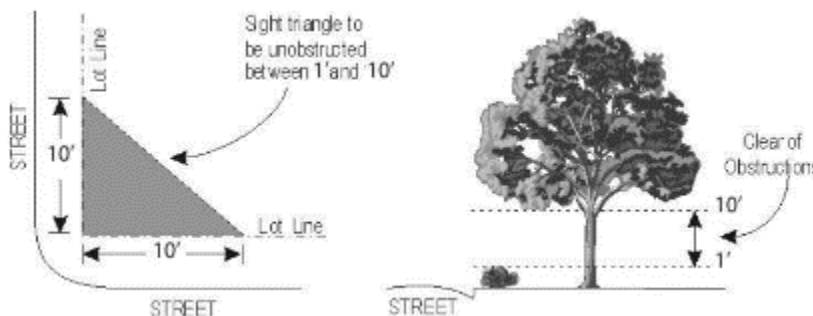


Figure 1: Visual clearance requirement specified in ACZO §3.2.6.A.4

Table 3: Required parking spaces (§14.3.7)	
Uses	Minimum Parking Requirement (spaces)
Community swimming pools	1 per each 40 sq. ft. of pool area
Athletic or health clubs	1 space per 50 sq. ft. of gross floor area
Indoor or outdoor recreation (as provided in §12.2.5.F ²) other than those specifically listed in this §14.3.7	1 space per 300 sq. ft. of indoor floor area or outdoor area used for recreation or entertainment purposes
Tennis, racquet and handball courts	3 spaces per court
Community centers	1 space per 3 seats

Public Engagement: Individual public space projects are preceded by engagement with local stakeholders and other members of the public. DPR staff use tailored engagement methods and develop an engagement schedule for each project that scales with its scope and extent. All engagement on public space projects is formulated to conform with Arlington’s [Six-Step Public Engagement Guide](#).

² [Section 12.2.5.F](#) lists a number of land uses which are categorized as either *indoor recreation* or *outdoor recreation*. These include axe throwing, bowling allies, escape rooms, fencing, laser tag, and indoor climbing gyms among others. [Section 14.3.7](#) is the primary table in the ACZO used to determine parking requirements for residential and commercial land uses.

An example of such engagement would be the [Arlington Junction Park Master Plan and Design Guidelines](#). This was a DPR-led process to develop a park master plan and design guidelines for a future park within the Crystal City area. This project involved three community engagement opportunities and presentations to commissions during the park master planning phase prior to the County Board's approval in June 2021. An additional two engagements and commission reviews were undertaken during the subsequent design phase of the project. It is anticipated that the contract for the construction will be approved by the County Board in the winter of 2024. Additionally, this project underwent a park naming process, a request to abandon and vacate a portion of the ROW, a resubdivision, and rezoning of the site, as the park improvements included pedestrian lights that did not meet the zoning regulations at the time. The park naming and rezoning included additional community and commission reviews, as well as a subsequent County Board approval for both. These types of projects benefit from robust public engagements throughout the planning and design phases.

Implementation of the Public Spaces Master Plan: The County Board adopted the [Public Spaces Master Plan \(PSMP\) in 2019](#), which identifies the major public space needs for Arlington and guides the implementation of public space improvements identified and prioritized in Arlington's Capital Improvements Plan (CIP). As previously discussed, the PSMP calls for the review and update of the County's zoning regulations related to parks and public spaces. As part of implementing the PSMP's recommendations, the [FY22-23 CPHD Planning Division Work Program](#) identifies a multi-phase zoning study which would modernize land use standards, terminology, and processes for a host of different topics related to public space development. This zoning study, in part, addresses the PSMP's recommendations.

Flexibility to allow reduced setbacks, taller height, and reduced parking requirements in public spaces can be particularly helpful to DPR when evaluating the feasibility of design options for smaller, irregularly shaped lots where these standards can significantly constrain the extent and location of even modestly sized facilities. Increased flexibility can also assist with establishing facilities in locations in a public space that are outside of Resource Protection Areas (RPAs) and similar environmentally sensitive areas.

According to the PSMP, approximately 46% of Arlington's public parks are two acres in size or less – requiring increasingly creative solutions to provide natural areas, athletic opportunities, and leisure experiences all within small spaces.

The PSMP's recommendation cites numerous areas of consideration beyond setbacks, height and parking. These areas include a dedicated section for regulating athletic field lighting, aligning the PSMP's terminology with that used in the ACZO, and evaluating the elimination of the use permit requirement for public spaces in zoning districts other than S-3A, P-S, and S-D. Staff anticipates these topics will be addressed as part of a subsequent phase of PSMP implementation that is already identified and prioritized in the CPHD Planning Division's FY22-23 Work Plan. Staff continues to actively coordinate with DPR on future zoning work, and this coordination will inform the timing and prioritization of future work among other needs as part of the Planning Division's FY23-24 Work Plan.

[Appendix III of the PSMP](#) addresses the use of synthetic turf and lighting of athletic fields. This appendix sets forth criteria and standards to guide the decision making for public investments in synthetic turf conversion and lighting upgrades to existing rectangular and diamond athletic fields. Considerations include the field's size, accessibility for persons with mobility disabilities, use for scholastic programs, proximity to existing trees and woodlands, and the location of access gaps to such facilities in Arlington's public space system. The PSMP appendix also includes recommendations for several standards for illuminance levels and other mitigation measures to prevent the potential for adverse impacts on nearby residential neighborhoods.

FY 2023 – FY 2032 Capital Improvement Plan: In July 2022, the County Board adopted a 10 year, \$3.9 billion CIP that funds community infrastructure, public spaces, Metro and other transportation projects, public utilities, stormwater management, and flood mitigation. The CIP includes [\\$270.6 million dollars](#) devoted to public spaces operated by DPR. These funds cover a diverse array of public investments in park maintenance, park master planning, trail and bridge modernization, land acquisition, and synthetic turf for athletic fields. The CIP funds specific projects which are referenced in later sections of this memo. These include:

- [Upper Bluemont Park:](#) This project involves the replacement of the existing tennis court complex, lighting, restroom/storage, shelter, parking lot, and associated on-site vehicular travelways. New site furnishings, drainage improvements, and landscaping are proposed along with reconstruction of a portion of the Four Mile Run Trail.
- *Kenmore Middle School Athletic Fields:* This project would involve the conversion of two athletic fields from natural surface grasses to synthetic turf, as well as the replacement and update to existing athletic field lighting.
- [Bailey's Branch Park:](#) This project includes eradication of invasive plants and the planting of new vegetation to include native trees and pollinator plants. Staff intends to explore opportunities for updating site furnishings, signs, play equipment, and other improvements to enhance accessibility.

Previously Approved Zoning Ordinance Amendments: Staff has analyzed previous actions by the County Board to consider precedents which could be applicable for this zoning study:

- In 2016, the [County Board adopted a zoning ordinance amendment](#) which enabled modifications of height, setback, density, dimensional and parking requirements for elementary, middle, and high schools within the S-3A zoning district through the special exception use permit process. The modifications were structured to be applicable to any school site to account for the wide variety of lot sizes, adjacent land uses, and proximities to public transportation among the APS system.

The Board's amendments excluded zoning flexibility for structures such as athletic field lighting based on feedback received at the time through the public process. The flexibility was not extended to structures so that policy guidance associated with the forthcoming [Williamsburg Fields Evaluation Work Group](#) would not be preempted.

- In 2023, the [County Board amended the ACZO](#) to enable the establishment of stormwater management facilities such as underground detention vaults, detention ponds, and flood walls in public zoning districts (S-3A, P-S, and S-D). Stormwater management facilities were permitted within required setback areas, and fencing standards were updated to enable security and enclosure of generators and pump facilities.

This zoning ordinance amendment also addressed accessory structures that are commonly utilized in public spaces, permitting them to be located within required setback areas. Some examples of such structures include amenities and features like performance stages, seating, bicycle racks, play equipment, and shade structures. Fencing standards were similarly updated to allow taller fences closer to property lines so that sport courts and similar public space features could be more efficiently located on smaller sites.

DISCUSSION: To enable broader flexibility for facilities that DPR operates in public spaces, staff has developed draft language for several amendments to the ACZO that would enable the County Board to modify selected zoning requirements on a case-by-case basis with its use permit review authority. Similar modifications have been used to permit flexibility for child care centers, social service institutions, and outdoor cafes through the use permit process. As previously discussed, the County Board has used this modification authority to provide reduced parking requirements for several APS construction projects, and increased height for the [Arlington Career Center](#) and [the Heights Building](#). Similar flexibility with use permit modifications could be utilized to implement layouts and designs in public space projects that would benefit from increased height, reduced setbacks, and/or reduced parking requirements.

Flexibility for increased height: As previously discussed, most public spaces are zoned S-3A, which permits buildings and structures to be as high as 45 feet. This maximum can be increased to 68 feet as specified in §3.1.6.B. of the ACZO to accommodate mechanical penthouses and similar appurtenances and structures; this increase applies to lighting used to illuminate athletic fields and sport courts. Based on the desired programming and activities at a particular location, DPR may choose to explore options for buildings that have additional height beyond these maximums. An example of this would be the Long Bridge Park Aquatics and Fitness Center. The original building would have required a building height above the allowable height in the S-3A zoning district to accommodate necessary interior ceiling heights for diving platforms. This height increase was permitted with a rezoning of the site to the P-S district.

A similar rezoning was approved by the County Board for [Jennie Dean Park](#) in part to enable increased permitted height standards for new athletic field lighting. The lighting is approximately 78' tall, exceeding the maximum height requirement for S-3A. For this project and for other lighting that is typically installed, best practices typically entail installing athletic field lighting

up to 80-85' in height to enable directional precision with angled lighting fixtures that avoids light spillover outside of the field of play.

The PSMP recommends including athletic field and other lighting among a list of other zoning topics to review and consider as part of a comprehensive study of the ACZO. This study is anticipated to take place as a separate, subsequent phase of work and is included in CPHD's Work Plan as a future effort. However, staff will commence work in the coming year in coordination with APS on a synthetic turf conversion project at Kenmore Middle School that would involve the replacement of existing athletic field lighting. As this project has been approved and budgeted for in the 2023-2032 Capital Improvements Plan, an interim, near-term measure is needed to allow for the anticipated athletic field lighting to be considered in consultation with the community. The public engagement and planning for this project has not yet commenced, and it will involve community input on an appropriate site layout and lighting features that meet modern technology best practices for illuminating athletic field areas in such a way as to prevent lighting glare and spillover on to adjacent residences.

Staff has developed draft zoning language that would permit the County Board to modify maximum height standards for athletic field and court lighting on school properties, utilizing the section of the S-3A district standards that was adopted by the County Board in 2016. The provision could allow the Board to approve lighting beyond the maximum height of 68 feet, but not for athletic fields that are currently without lights. This limitation acknowledges the need for continued engagement with a broad assemblage of stakeholders to determine how best the County's zoning standards can address the potential impacts on adjacent properties associated with illumination in public spaces located on both County-owned and APS property.

Flexibility for encroachments into setbacks: In March 2023, the County Board adopted amendments to the ACZO that permitted a variety of accessory structures associated with publicly maintained parks and open spaces to be located within required setbacks³. However, buildings still need to meet required setbacks, as well as fencing that would exceed 8' in height and lighting that exceeds 15' in height.

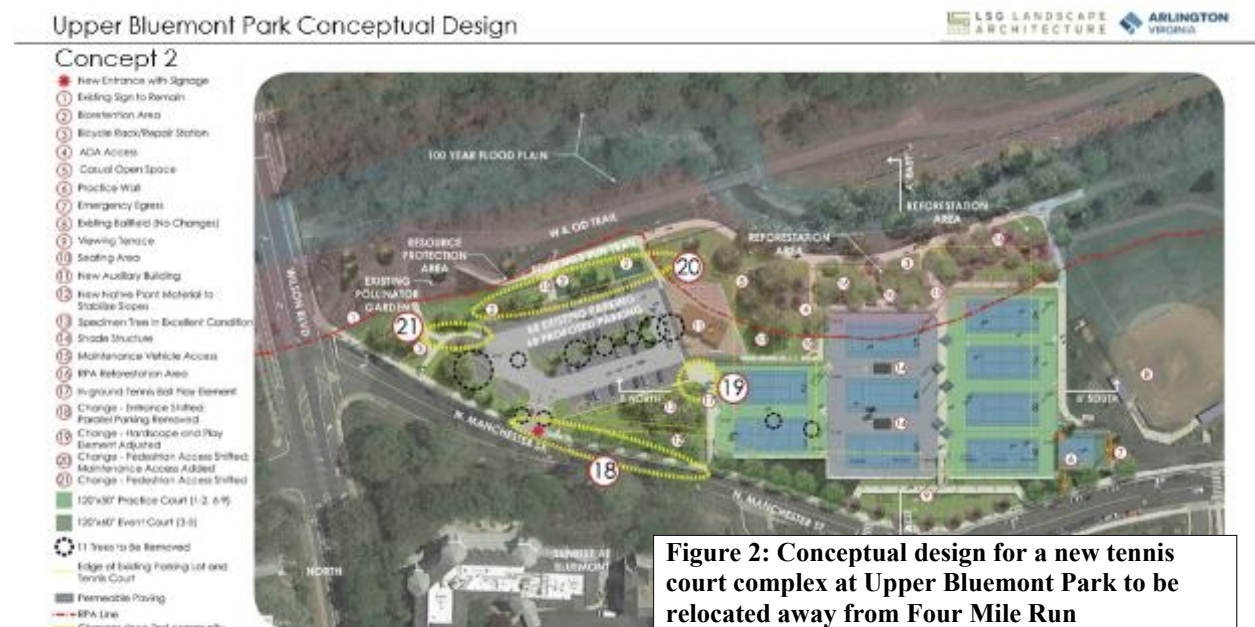
The previously mentioned zoning study highlighted a number of needs for zoning flexibility in public spaces, given emerging trends in master planning and development:

- Almost half of the public spaces within the County's inventory are less than two acres in size. Setback flexibility allows for more usable area to program and install public space amenities and features.

³ Examples of these accessory structures include tables, benches, bicycle racks, trash receptacles, shade structures, athletic or small game courts, and playground equipment.

- Greater efficiencies with site layouts can also enable more opportunities for preserving natural vegetation, creating more casual use space⁴, and protecting environmentally sensitive areas on a public space property such as those within a floodway or RPA.

Staff recommends authorizing modifications of setback requirements for facilities in public spaces that the County Board can grant with a use permit. The use permit review would complement existing outreach and engagement practices that DPR already utilizes. DPR processes are broadly advertised to make nearby residents aware of projects and their impacts and to integrate their feedback and recommendations into the ultimate public space design. Setback flexibility also can enable facilities to be located further away from environmentally sensitive areas as has been discussed as part of the planning process for [Upper Bluemont Park \(Figure 2\)](#). This project anticipates replacing the existing tennis court complex, lighting, restrooms, and associated facilities to improve drainage, add landscaping, and meet accessible design standards.



The conceptual design shows facilities, including athletic court lights, located further away from Four Mile Run Creek toward North Manchester Street. This would shift the park's facilities away from the existing RPA and mature tree canopy along Four Mile Run into a required street setback along North Manchester Street. A modification of this street setback would provide increased protection for natural resources without impacting public access or walkability along North Manchester Street or creating disruptions to adjacent residential properties.

Parking for public space projects

⁴ Casual use spaces support impromptu activities such as relaxation, reflection, connection with nature, or other informal activities either at all times or during designated periods of the day.

Staff sees a need for flexibility from adherence to parking requirements for public space facilities at smaller sites. Given increased land acquisition costs and PSMP goals for adding new acreage to the public space system, many of DPR's future additions to Arlington's public space inventory will be on sites similar in size, for example, to the 0.9 acre [Arlington Junction Park](#) in Crystal City. Adding tennis courts and other recreational facilities in public spaces would necessitate using valuable on-site areas for parking and minimizing the areas for natural resources and stormwater management under the current zoning requirements.

Staff recommends permitting the County Board to modify the ACZO's parking requirements to enable reductions in parking requirements. Such reductions can account for the general availability of on-street parking within the public space's vicinity, along with access to transit and other non-motorized modes of transportation. Staff also recommends the addition of supplemental findings for the County Board to consider pertaining to the demand for parking at a particular location and the availability of transit and other transportation options to offset the need for space for automobiles.

Signs in parks

Sign standards in Article 13 of the ACZO were identified in the PSMP as one of the review items to identify updates that would better support Arlington's public space system. DPR staff have highlighted two areas of attention that can be addressed within the scope of this study:

1. Freestanding signs are used in public spaces to identify the space to visitors for purposes of wayfinding and in the event first responders must travel to a public space for a service call. The ACZO requires that freestanding signs be set back at least 10 feet from a sidewalk or 5 feet from a property line. In more urban settings of Arlington where area/sector plans typically recommend wider sidewalks to



Figure 3: A sign identifying the main entrance to Rocky Run Park

accommodate increased pedestrian activity, this can reduce a person's ability to see the sign from anywhere other than the immediately adjacent sidewalk. Public space signs have been used as successful gateway and placemaking features, as seen in Figure 3.

Moreover, property boundaries are not always located at the back of the sidewalk and can sometimes be located within sidewalks or roadways, causing complications with determining how to calculate the setback requirement. To address these needs, staff recommends incorporating setback encroachment provisions in §13.10.7 that would allow freestanding signs within County-owned public spaces to be located closer to the sidewalk, or to the property line in instances where there is no sidewalk.

2. The ACZO classifies flags as *flag signs* and requires that a flagpole be located no further than 30' from the principal entrance of a main building. For public spaces without main buildings,

such as a park with athletic fields or casual use spaces, the 30' requirement creates confusion as to whether a flagpole is permitted and where it should be located. Staff cannot discern an essential public benefit for maintaining this standard and recommends removing it from the ACZO. Other standards for flag signs, such as maximum height, maximum flag size, and prohibitions on commercial speech in public spaces would remain in effect.

Additional recommendations

To ensure terminology is used consistently in the ACZO, staff recommends updates to recently amended sections in Article 3 which permitted encroachments of accessory structures in public spaces into required setbacks. After further consultation with DPR, staff sees a need to clarify that zoning flexibility would be eligible for either *publicly owned* or *publicly operated* parks and open spaces. Because most of the public spaces that DPR operates and maintains are on County-owned land, inserting mention of public ownership into the ACZO more clearly addresses the types of parks and open space that would be afforded more zoning flexibility.

PUBLIC ENGAGEMENT:

Level of Engagement: **Consult**

This zoning study's recommendations would directly implement policies from the PSMP – a County Board-adopted policy and element of Arlington's Comprehensive Plan. The zoning study's recommendations would allow for case-by-case considerations of zoning flexibility for a small number of public space projects that DPR manages in a given year. Such flexibility would neither create additional disruptions to area residents or businesses nor interrupt access to a park for any additional time beyond that which would be customarily needed for a public space project.

As previously discussed, the proposed zoning ordinance amendment recommends using the County Board's use permit authority to enable zoning flexibility for height, setback, and parking standards in public spaces. Nearly all public space projects other than the most basic maintenance and operational needs are preceded by an engagement process where DPR staff convenes nearby property owners, civic association representatives, and other community stakeholders to gather community feedback on public space improvements.

Given these considerations, coupled with the use permit process that involves notification of civic association leadership, availability of all use permit application materials on the County's website, and a public hearing by the County Board for action on each application, staff has used tools primarily from the **Consult** level of engagement as referenced in the [Six-Step Public Engagement Guide](#).

The overall engagement strategy and selected engagement measures were developed and implemented in a joint effort between DPR and CPHD, with DPR providing leadership and oversight on staff's outreach to the community. The engagement strategy blended informational notification of the study's goals and objectives for purposes of awareness, along with discreet

opportunities for staff to solicit feedback from and interact with members of the public who expressed interest in the study's recommendations. To date, staff has conducted the following engagement to inform the study's recommendations:

- Staff has created a [dedicated webpage](#) for the study, serving as an information clearinghouse for members of the public. The webpage includes an engagement timeline showing past and future engagement opportunities.
- Staff solicited feedback from members of the public using an [online feedback form](#). The form was available from September 19 through October 8 and filled out by 242 participants who ranked their level of comfort with zoning flexibility for a variety of different public space amenities and uses. Participants were provided background on the study's goals and objectives, along with an overview of the current zoning regulations applicable to amenities and uses in public spaces. Participants could select that they were *very comfortable*, *somewhat comfortable*, *neutral*, *somewhat uncomfortable*, *very uncomfortable*, or *unsure* with the County Board modifying certain zoning standards on a case-by-case basis. The full report of the feedback received is enclosed as Attachment 3, including the full text of all 275 comments received.

Overall, a majority of the participants indicated that they were either *somewhat uncomfortable* or *very uncomfortable* with the County Board having use permit modification authority to modify existing zoning standards. The enclosed comments follow along several key themes:

- Participants were concerned with the lack of awareness that the broader community might have in instances where zoning standards were modified through County Board use permit and advocated for increased transparency in such decisions. Participants strongly urged extensive coordination with members of the public within the immediate vicinity of a public space on all requests for use permit modifications.
- Some commenters felt that the use permit process did not provide an adequate forum for engagement with civic associations and other essential stakeholders, given that use permits are frequently approved as part of the County Board's consent agenda for regular meetings.
- Participants opposed public space improvements that would cause unreasonable glare from athletic field and court lighting to spill over on to adjacent residential properties.
- Participants opposed actions that would result in net losses of open space in the park system, cautioning against overdevelopment of the County's public spaces. Some participants advocated for zoning requirements that would prohibit improvements in public spaces that would result in net losses of open space. While some participants specifically advocated for the protection of natural, vegetated areas, the majority of the comments referencing open space appear to be cautioning against further

reductions in parkland resulting from the addition of buildings, parking, and other constructed features to public spaces.

- Some participants cautioned against use permit modifications that would reduce the amount of parking at public parks and open spaces. While some public spaces are well served by public transit and other alternative modes of transportation, not all public spaces are readily accessible without a car. Participants also stressed the need for parking to be provided for persons with mobility needs and sports teams that have equipment which needs to be transported to a public space for their activities.
- Participants highlighted the important role of setbacks and height standards in minimizing the impacts of public space activity on the livelihoods of adjacent residential neighborhoods, noting that reasonable separation is essential to maintain open space buffers.

In staff's opinion, the feedback provided with the online form demonstrates an overall level of discomfort, anxiety, and uneasiness with the County Board using its use permit modification authority to modify zoning standards on a case-by-case basis. In some comments, participants expressed broad dissatisfaction with the County Board's decision making and a distinct lack of trust in the ability of the County to work closely with community members on improvements to public spaces. Despite citing examples of zoning regulations and real-world projects which may benefit from more flexible zoning standards, the feedback from participants was troubled by the prospects of unforeseen, unknown impacts that could come with a zoning ordinance amendment.

Staff does not see the feedback as an indication that a zoning ordinance amendment should be deferred for further public review or abandoned. The engagement strategy selected for this zoning study has been scaled and attuned to the proportionally minor change that the recommended amendments would have on the ACZO and the public space planning, design, and improvements processes. However, the feedback does indicate the need for committed, clear, and comprehensive engagement by County staff with key audiences on public space projects. Such audiences should include, but not be limited to, adjacent residents, sports leagues, civic associations, naturalists, fitness groups, and other frequent users of Arlington's public space system. The integration of a broad range of perspectives into public space planning that balances the needs both of adjacent property owners *and* Countywide stakeholders is essential for ensuring equitable engagement on these important public resources.

The integration of a broad range of perspectives into public space planning that balances the needs both of adjacent property owners *and* Countywide stakeholders is essential for ensuring equitable engagement on these important public resources. Utilization of equitable engagement measures such as language interpretation, using accessible/convenient locations for in-person meetings, provision of food/meals, and provision of child care should be evaluated for use when such measures would assist in removing inequitable barriers to the participation process.

County staff will need to continue to provide frequent and collaborative communication with members of the public who participate in planning and design processes for public spaces so that adverse impacts can be addressed through creative design solutions, and, when warranted, modifications to zoning standards that align with the PSMP's goals and objectives. This also includes using dedicated webpages and a variety of other communications platforms to post up-to-date information on the planning and design process so that members of the public can stay informed on design updates and project scheduling. The use of a broad array of communications platforms is a standard practice for DPR's engagement that will continue to be implemented in alignment with County standards documented in Arlington's [Six-Step Public Engagement Guide](#).

- Staff provided a briefing to the [Park and Recreation Commission](#) (PRC) on September 19, 2023 ([presentation](#) | [video recording](#)). Commissioners discussed the following topics associated with the zoning study:
 - Alternatives that DPR has used in the past to implement public space designs which did not meet ACZO requirements – these have included rezoning the property to the P-S district, which permits taller height and smaller setbacks, and changing the design or the selected features that were originally intended. In certain circumstances, requests for a variance, which are approved by the Board of Zoning Appeals, could have been considered but are generally disregarded given the strict standards for establishing the presence of hardships and similar aspects with a particular property that would unreasonably restrict the utilization of the property.
 - Bolder recommendations, to be formulated during future phases of PSMP implementation zoning work, that would move beyond the use permit process. The PRC discussed the need for separate zoning standards for athletic field lighting, revisions to the definition of a *structure* in the ACZO to allow more types of features in setbacks, and alternatives that would generally exclude public spaces from compliance with the County's zoning standards.
- Staff held a virtual information session for members of the public on October 3, 2023. Attendees provided feedback on a variety of subjects related to the study:
 - The study's anticipated schedule, noting that County Board action in December 2023 would not provide enough time for members of the public to become familiar with and comment on the study's findings;
 - The lasting effect that the draft zoning changes could have on the County's public space system, which was characterized as a widespread and extraordinary degree of change;
 - The vital role that zoning standards play in safeguarding Arlington's residents from adverse impacts associated with public spaces, calling for a careful examination and

vetting with members of the public for any changes that would potentially erode those safeguards;

- The need to review draft zoning language and other staff analysis in advance of the virtual information session;
- Generalized concerns with scenarios where, after a successful community engagement effort to obtain the community's consensus for a public space's design, layout and improvements, the Board's modification authority would be used as a late hour deviation from the agreed-upon consensus without returning to the community for further consultation to reconfirm community support; and
- Claims that the County staff and County Board do not consistently include civic associations in project deliberations, undermining the viewpoint that a use permit application that might be placed on the Board's consent agenda truly reflects the integration of community input into the public space planning and design process. Similar assertions were made that the use permit process limits public input and gives the County Board the authority to move more quickly on items that raise community concerns.

During the information session, staff explained that draft zoning language had not been finalized at the time, and that continued revisions to the language were still being evaluated in advance of the Planning Commission's October 10, 2023, Zoning Committee (ZOCO) meeting. Staff indicated that an initial draft would be made available to members of the public in advance of the ZOCO meeting, and the draft language was posted on [October 6, 2023](#), to the [ZOCO website](#).

In addition, staff responded with an overview of standard outreach practices for use permit reviews, which include email outreach to the president of the proposed location's civic association and [posting all application materials to the County website](#). In instances where a use permit application's proposed location is within proximity to more than one civic association, the presidents of all civic associations within proximity to the proposed location are individually notified by staff.

Use permits are advertised in the Washington Times to meet [public notice requirements in the Code of Virginia](#), and placards are placed at each proposed location with information on how to learn more about the applicant's request. Virtual information sessions are scheduled for members of the public to provide feedback on selected use permit applications when broader community conversations on the merits of the application are needed to surface and resolve key issues with the request.

Any responses provided by civic association presidents and/or members of the public are incorporated into use permit staff reports, along with explanations as to how the community feedback influenced the staff's recommendation. These staff reports are incorporated into the County Board's agenda, where both are typically publicly posted

eight days in advance of the Board's regular meetings. Furthermore, as a use permit application, such items could be pulled from the consent agenda by any resident, in which case the County Board must hold a public hearing on the item. This hearing and County Board deliberation and action on items pulled from the consent agenda occurs during its monthly recessed meeting, which are customarily scheduled for the Tuesday following its regular Saturday meeting.

- *Zoning Committee:* Staff presented the study's analysis and draft recommendations to the Planning Commission's Zoning Committee (ZOCO) on October 10, 2023. Commissioners expressed general support for the study's approach and recommendations, noting their support for addressing case-by-case needs for individual public space design processes through County Board use permit reviews.

Commissioners strongly advocated for staff to commence work on a future phase of study that would examine and identify optimal zoning standards for public spaces for height, setbacks, parking, and other zoning requirements that were mentioned in the PSMP. They felt that these changes were essential to implement the recommendations in the PSMP for more modern zoning standards that aligned with Arlington's existing and future needs, minimizing the need for use permit modifications.

Commissioners advocated for continued public involvement by DPR staff in public space planning and design projects. They highlighted the importance of providing forums for members of the public to be heard and to meaningfully participate in such processes.

One member of the public provided comment to ZOCO advocating for continued public engagement given what appeared to be a compressed public engagement period for a study with seemingly broad, robust implications to the County's public space system. They commented that they had participated in the public review of the 2016 zoning ordinance amendment that enabled County Board use permit modifications for schools, and that the public feedback had resulted in revisions to the draft proposal that considerably narrowed the scope and scale of the ultimately adopted amendment.

- Staff provided a briefing to the [Sports Commission](#) on October 26, 2023. Commissioners discussed the following topics associated with the zoning study:
 - Education efforts that could be made to broaden public awareness on the innovative advances in technology used to avoid spillover and glare beyond the play surface and its immediate vicinity;
 - The need to integrate lighting into the plans for any athletic fields that may be provided in the future to meet the anticipated demand that would come with development consistent with the anticipated adoption of the [Langston Boulevard Area Plan](#);

- The safety implications of allowing signs and flagpoles within closer proximity to property lines and sidewalks; and
- Concerns with community opposition to activities in public spaces that only accounted for the viewpoints of adjacent residents and neglected the broader benefits of parks and open spaces enjoyed by the entire Arlington community.
- The [Public Spaces Master Plan Implementation Advisory Committee \(PSMP-IAC\)](#) received a presentation on the Zoning Study on November 2, 2023. The PSMP-IAC was generally supportive of the proposed zoning changes. The Committee discussed several aspects of the zoning regulations, including the need to have minimum requirements for bicycle parking in parks. Additionally, the PSMP-IAC members discussed the importance of in the future, more comprehensive study to address various aspects of the zoning regulations related to public spaces.

CONCLUSION: In staff's opinion, a zoning ordinance amendment that enables the County Board the authority to modify certain zoning standards for structures and amenities in public spaces would benefit the design process for near-term public space designs and layouts, while further implementing a priority action item from the 2019 PSMP. Use permit reviews can be integrated into DPR's standard practices for community engagement when new features are being considered in public spaces. Increased zoning flexibility can be particularly useful for public spaces that are less than two acres, contain environmentally sensitive areas, and/or integrating SWM facilities to meet state requirements.

RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS BY THE PLANNING COMMISSION ON DECEMBER 4, 2023, AND THE COUNTY BOARD ON DECEMBER 16, 2023, TO CONSIDER AMENDING, REENACTING, AND RECODIFYING THE ARLINGTON COUNTY ZONING ORDINANCE, RELATING TO:

- A. ALLOWING MODIFICATIONS OF MAXIMUM HEIGHT AND MINIMUM SETBACK STANDARDS BY THE COUNTY BOARD THROUGH USE PERMIT APPROVAL FOR STRUCTURES IN PUBLICLY OWNED AND/OR PUBLICLY OPERATED PARKS AND OPEN SPACES;**
 - B. ALLOWING MODIFICATIONS OF MAXIMUM HEIGHT STANDARDS FOR FENCES AND WALLS BY THE COUNTY BOARD THROUGH USE PERMIT APPROVAL FOR FENCES AND WALLS IN PUBLICLY OWNED AND/OR PUBLICLY OPERATED PARKS AND OPEN SPACES;**
 - C. ALLOWING MODIFICATIONS OF MINIMUM PARKING REQUIREMENTS BY THE COUNTY BOARD THROUGH USE PERMIT APPROVAL FOR USES IN PUBLICLY OWNED AND/OR PUBLICLY OPERATED PARKS AND OPEN SPACES;**
 - D. ESTABLISHING FINDINGS FOR THE COUNTY BOARD TO ACCOUNT FOR WHEN APPROVING MODIFICATIONS THROUGH USE PERMIT OF THE AFOREMENTIONED STANDARDS;**
 - E. ALLOWING MODIFICATIONS OF MAXIMUM HEIGHT STANDARDS FOR ATHLETIC FIELD LIGHTING BY THE COUNTY BOARD THROUGH USE PERMIT APPROVAL AT SCHOOLS AND IN PUBLICLY OWNED AND/OR PUBLICLY OPERATED PARKS AND OPEN SPACES, SO LONG AS THE LIGHTING WAS AN EXISTING IMPROVEMENT AS OF THE EFFECTIVE DATE OF THIS ZONING ORDINANCE AMENDMENT;**
 - F. REVISING SIGN STANDARDS TO PERMIT GREATER FLEXIBILITY IN THE PLACEMENT OF FLAG POLES AND FREESTANDING SIGNS WITHIN PUBLICLY OWNED AND/OR PUBLICLY OPERATED PARKS AND OPEN SPACES; AND,**
 - G. MAKING ADDITIONAL EDITORIAL CHANGES FOR IMPROVED CLARITY.**
- ALL AS SET FORTH IN ATTACHMENT 2.**

The County Board hereby authorizes advertisement of public hearings by the Planning Commission on December 4, 2023, and the County Board on December 16, 2023, to consider amending, reenacting, and recodifying the Arlington County Zoning Ordinance, relating to:

- A. Allowing modifications of maximum height and minimum setback standards by the County Board through use permit approval for structures in publicly owned and/or publicly operated parks and open spaces;*
- B. Allowing modifications of maximum height standards for fences and walls by the County Board through use permit approval for fences and walls in publicly owned and/or publicly operated parks and open spaces;*

- C. Allowing modifications of minimum parking requirements by the County Board through use permit approval for uses in publicly owned and/or publicly operated parks and open spaces;*
- D. Establishing findings for the County Board to account for when approving modifications through use permit of the aforementioned standards;*
- E. Allowing modifications of maximum height standards for athletic field lighting by the County Board through use permit approval at schools and in publicly owned and/or publicly operated parks and open spaces, so long as the lighting was an existing improvement as of the effective date of this zoning ordinance amendment;*
- F. Revising sign standards to permit greater flexibility in the placement of flag poles and freestanding signs within publicly owned and/or publicly operated parks and open spaces; and,*
- G. Making additional editorial changes for improved clarity.*

All as set forth in Attachment 2.

Zoning Ordinance Amendment – Use Permits for Public Spaces Design Processes

Proposed amendments are shown with **bold underline** to denote new text, and **~~bold strikethrough~~** to denote deleted text.

Article 3. Density and Dimensional Standards

§3.2. Bulk, Coverage and Placement Requirements

§3.2.6. Placement

The following regulations shall govern the placement on a lot of any building or structure, or addition thereto, hereafter erected, except as may be allowed by site plan approval or as otherwise specifically provided in this Zoning Ordinance:

A. Setbacks (required yards)

1. ...

...

3. Encroachments allowed into required yards and courts

The following encroachments shall be allowed into required yards and courts.

(a) No building or structure, or addition thereto, other than walls or fences, shall encroach into a required yard or court; except that:

(1) ...

...

(8) The following structures associated with publicly **owned operated** parks and open spaces, **as specified in §12.2.4.F**, may encroach into a required setback from any street:

- i. Accessory structures which serve the users of the park and/or open space, such as but not limited to seating, gateway/entrance features, shade structures, and planters;
- ii. Accessory structures which support athletic or leisure activity, such as but not limited to performance stages, athletic or small game courts, and, play equipment, and;
- iii. Pedestrian and trail lighting, not to exceed 15 feet in height.

(e) Fences and walls are permitted to encroach into required setbacks and yards as follows:

(1) Fences and walls up to 4 feet in height are permitted to encroach into any required street setback, except:

i. ...

ii. On any lot used for publicly **owned operated** parks and open spaces, **as specified in §12.2.4.F**, fences and walls up to 8 feet in height are permitted in any-required street setback.

(2) Fences and walls up to 7 feet in height are permitted in any required rear or side yard, except:

- i. ...
- ii. On any lot used for publicly **owned operated** parks and open spaces, **as specified in §12.2.4.F**, fences and walls up to 8 feet in height are permitted in any required rear or side yard.

Article 4. Public (P) Districts

§4.2. S-3A, Special Districts

§4.2.4. District use standards

Use standards applicable to specific uses in the S-3A district include

A. Elementary, middle and high schools

For schools as described in §12.2.4.I, the County Board may, subject to approval of a use permit as provided in §15.4:

1. ...
- ...
3. Modify setbacks in §3.2.6.A and the density and dimensional standards in §4.2.3 above for all buildings and accessory buildings, **as well as athletic field lighting existing as of [EFFECTIVE DATE]**, provided it finds that:
 - (a) The scale and massing of the school development project are compatible with existing and planned development abutting and across the street from the school development project;
 - (b) The school development project incorporates a design that facilitates utilization of the range of transportation options available in the vicinity of the school development project;
 - (c) The school development project balances opportunities for providing open space and recreational amenities within the school development project in a manner appropriate for the size and location of the development project; and;
 - (d) The school development project emphasizes energy conservation and environmental sustainability through architectural design, materials, construction methods, and site design.

Article 12. Use Standards

§12.4. Public and Civic Use Standards

§12.4.10. Parks and open space

Parks and open spaces as specified in §12.2.4.F. shall be allowed subject to the following conditions:

A. Modifications for publicly owned and/or publicly operated parks and open spaces

1. The County Board may, through use permit approval as specified in §15.4, modify the following regulations for structures located within publicly owned and/or publicly operated parks and open space:

(a) Maximum height requirements as specified in the district standards for the particular lot; or,

(b) Minimum setback requirements and maximum fence/wall height requirements, as specified in §3.2.6.A.

2. In addition to the required findings specified in §15.4.3, the County Board may modify the regulations specified in §12.4.10.A provided it finds that:

(a) The modification would result in improved recreational amenities appropriate for the size and scale of the lot; or,

(b) The modification would support the protection, restoration, and/or expansion of natural resources.

3. Notwithstanding the modification authority specified in §12.4.10.A.1, under no circumstances shall the County Board modify the maximum height of athletic field lighting unless the lighting was existing as of [[EFFECTIVE DATE]].

Article 13. Use Standards

§13.10. Signs in Public Districts and on Public Property in any District

§13.10.6 Flags

A. Defined

A piece of cloth or other material affixed to a pole on two corners.

B. General standards

Maximum number of poles	3
Maximum height of pole	45 ft.
Maximum flags per pole	2
Maximum flag size	60 sq. ft.
Maximum total flag area	180 sq. ft.
Permit required?	No
Separate lighting?	Yes
Automatic changeable copy?	No
Commercial messages?	No
Included in aggregate sign area?	No

C. Other standards

Flagpoles shall be located as shown on an approved site plan; if there is no approved site plan for the property and no site plan is required, flagpoles shall be located within 30 feet of the principal entrance to the main building.



§13.10.7 Freestanding signs

A. Defined

A sign that is affixed to the ground, or to a wall that is not part of a building, or to a fence; freestanding signs include but are not necessarily limited to signs mounted on monument-style foundations, on poles, or on fences or other approved accessory structures.

B. General Standards

Maximum size	60 sq. ft. per side; may be 2-sided
Maximum height	15 ft.
Number allowed	1 for each entrance, except as provided below
Permit required?	Yes
Minimum setback	10 ft. from back of sidewalk 5 ft. from other property lines
Separate lighting?	Yes
Automatic changeable copy?	Yes, subject to standards of §13.12
Commercial messages?	Yes
Included in aggregate sign area?	No

C. Other standards

1. Signs allowed by this subsection §13.10.7 may alternatively be installed as wall, canopy or awning signs with the same total sign area and dimensions.
2. **Notwithstanding the setback requirements in §13.10.7.B, freestanding signs in publicly owned parks and open spaces, as specified in §12.2.4.F., may encroach within a required setback. Visual clearance requirements as specified in §3.2.6.A.4 shall still be in effect.**

D. Additional freestanding signs allowed in addition to signs in B above

1. Signs not legible from any public right-of-way outside of the property and bearing no commercial message;
2. Signs not legible from any public right-of-way outside of the property, may be erected by concessionaires and by sponsors of events for which a permit has been issued by the County and which are inside stadiums or arenas or at or abutting ball fields or other such facilities. Signs within an outdoor facility, if such facility is located 200 feet or more from the nearest right-of-way, shall be deemed not to be legible from such right-of-way even if they may be visible from some locations outside the facility;
3. Signs for each athletic field in schools and parks, with no commercial messages, except as permitted by specific agreement with the County. Notwithstanding the provisions of §13.13, these signs shall be allowed automatic changeable copy elements of up to 25 percent of the sign. A sign as permitted by this subsection 3 shall not be considered a large media screen.
4. See §13.15.3.B for additional freestanding signs.



Article 14. Site Development Standards

§14.3. Parking and Loading

§14.3.7. Required parking and standing space

A. ...

...

C. The County Board may, through Use Permit approval pursuant to §15.4, modify the regulations set forth in §14.3.7, as follows:

1. ...

...

4. Modify the number of required off-street parking spaces and/or permit off-site parking associated with structures and amenities in publicly owned parks and open space, as specified in §12.2.4.F, when the County Board finds that:

(1) The recreational amenities located within the park or open space would not generate a need for the use of the required off-street spaces; or,

(2) The availability of transit or other transportation options, on-street parking, or parking at an off-site location would otherwise meet the parking needs for the park or open space and provide access and connection for non-motorists.

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Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
1,749	242	4,044	275	44

Please use the scale below to share how comfortable or uncomfortable you would be if the County Board had the authority, on a case-by-case basis, to modify the **maximum height** for the following buildings and structures.

	Very Comfortable	Somewhat Comfortable	Neutral	Somewhat Uncomfortable	Very Uncomfortable	Unsure
Community centers, nature centers, aquatics facilities, or other buildings operated by the Department of Parks and Recreation	17% Very Comfortable	10% Somewhat Comfortable	3% Neutral	10% Somewhat Uncomfortable	59% Very Uncomfortable	2% Unsure
Lighting structures for athletic fields with existing lights	17% Very Comfortable	11% Somewhat Comfortable	9% Neutral	13% Somewhat Uncomfortable	49% Very Uncomfortable	2% Unsure
Other types of structures in a park that are secured to the ground (e.g., flagpoles, signage, etc.)	17% Very Comfortable	8% Somewhat Comfortable	14% Neutral	14% Somewhat Uncomfortable	46% Very Uncomfortable	1% Unsure

241 respondents

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Please use the scale below to share how comfortable or uncomfortable you would be if the County Board had the authority, on a case-by-case basis, to modify the **minimum setback** for the following buildings and structures.

	Very Comfortable	Somewhat Comfortable	Neutral	Somewhat Uncomfortable	Very Uncomfortable	Unsure
Community centers, nature centers, aquatics facilities, or other buildings operated by the Department of Parks and Recreation	15% Very Comfortable	8% Somewhat Comfortable	5% Neutral	10% Somewhat Uncomfortable	62% Very Uncomfortable	1% Unsure
Lighting structures for athletic fields and courts	15% Very Comfortable	10% Somewhat Comfortable	6% Neutral	12% Somewhat Uncomfortable	55% Very Uncomfortable	2% Unsure
Fencing taller than 8 feet	15% Very Comfortable	9% Somewhat Comfortable	8% Neutral	14% Somewhat Uncomfortable	52% Very Uncomfortable	2% Unsure

240 respondents

Please use the scale below to share how comfortable or uncomfortable you would be if the County Board had the authority, on a case-by-case basis, to modify the **minimum requirements for parking** in the following ways.

	Very Comfortable	Somewhat Comfortable	Neutral	Somewhat Uncomfortable	Very Uncomfortable	Unsure
Reductions to the total required parking	15% Very Comfortable	6% Somewhat Comfortable	3% Neutral	8% Somewhat Uncomfortable	66% Very Uncomfortable	1% Unsure
Adjustments to the surface materials, dimensional standards, or other requirements for parking spaces	17% Very Comfortable	8% Somewhat Comfortable	6% Neutral	15% Somewhat Uncomfortable	53% Very Uncomfortable	2% Unsure

239 respondents

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Please use the scale below to share how comfortable or uncomfortable you would be if the County Board had the authority, on a case-by-case basis, to modify the **requirements for signage** for the following buildings and structures.

	Very Comfortable	Somewhat Comfortable	Neutral	Somewhat Uncomfortable	Very Uncomfortable	Unsure
Size of signs	15% Very Comfortable	11% Somewhat Comfortable	14% Neutral	14% Somewhat Uncomfortable	45% Very Uncomfortable	2% Unsure
Number of signs on a site	15% Very Comfortable	12% Somewhat Comfortable	16% Neutral	12% Somewhat Uncomfortable	44% Very Uncomfortable	1% Unsure
Location of signs on a site	16% Very Comfortable	12% Somewhat Comfortable	16% Neutral	14% Somewhat Uncomfortable	41% Very Uncomfortable	1% Unsure

236 respondents

Which of the following describes your race or ethnicity? Select all that apply.

78%	White	139 ✓
10%	Other	17 ✓
8%	Hispanic or Latino	15 ✓
5%	Asian	9 ✓
3%	Black or African American	5 ✓
2%	Native American	3 ✓
1%	Pacific Islander	1 ✓

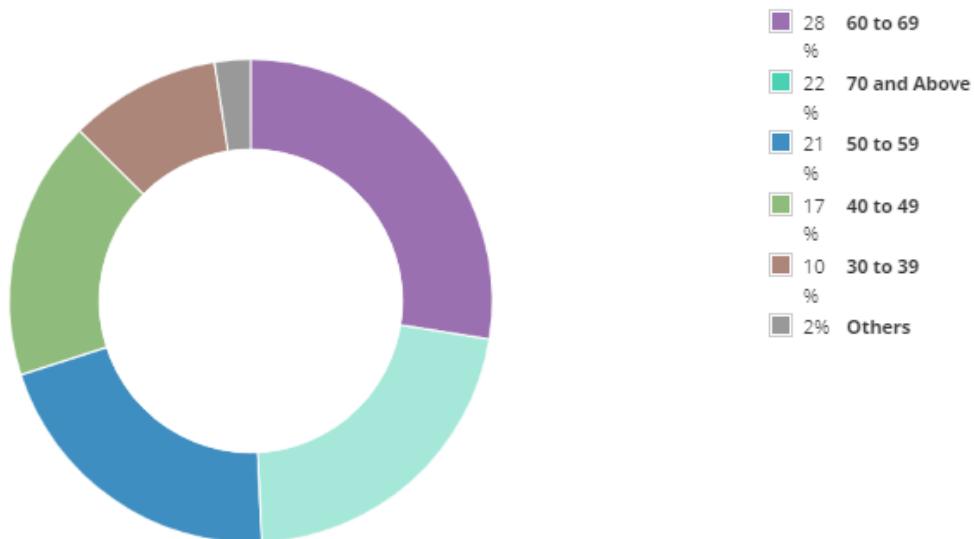
178 Respondents

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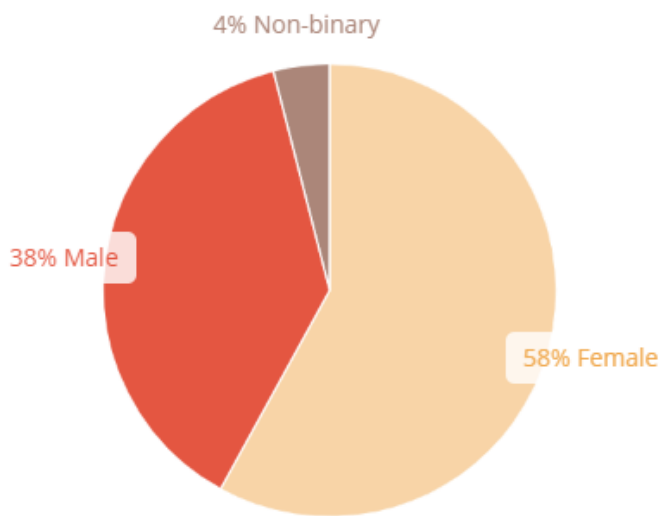
September 19 – October 8, 2023

Age Range



207 respondents

Which gender do you most identify with?



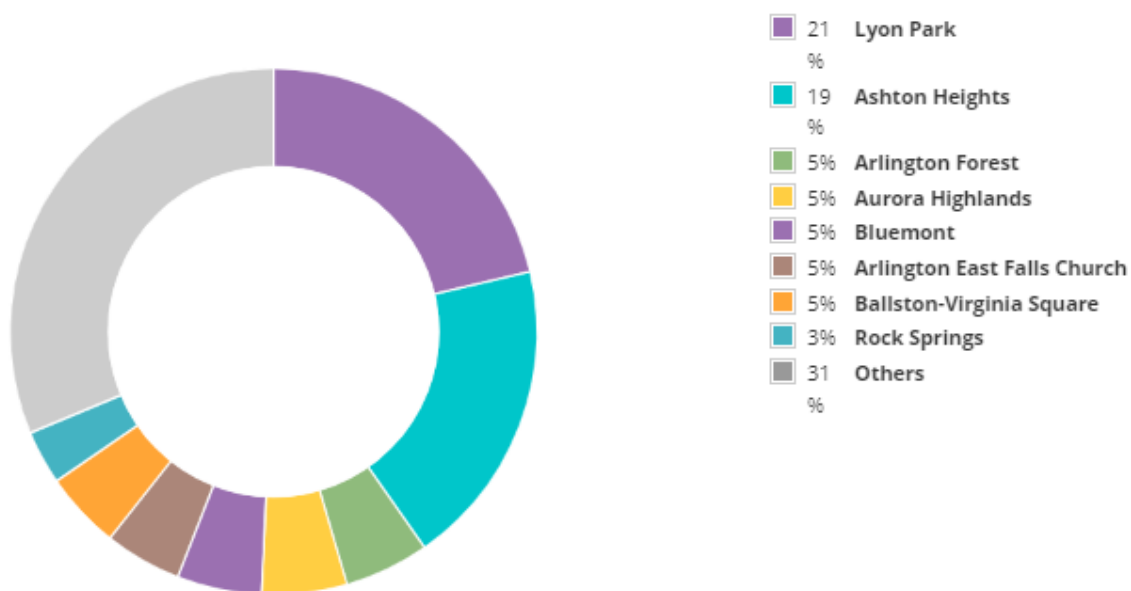
200 respondents

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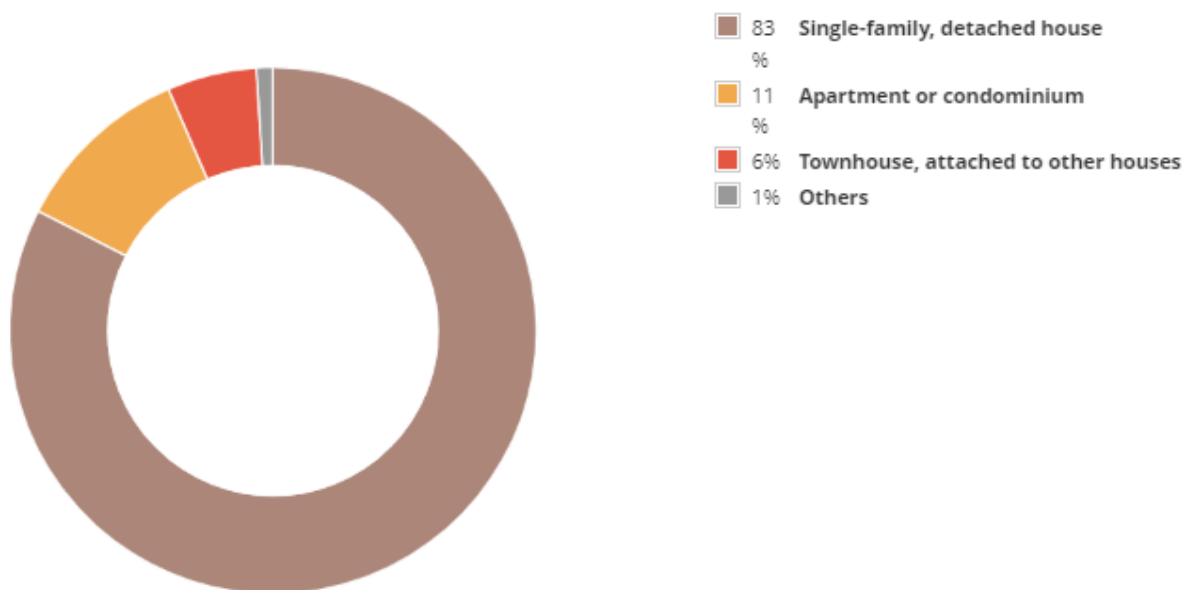
September 19 – October 8, 2023

Which neighborhood do you live in?



211 respondents

Which of the following best describes your current home?



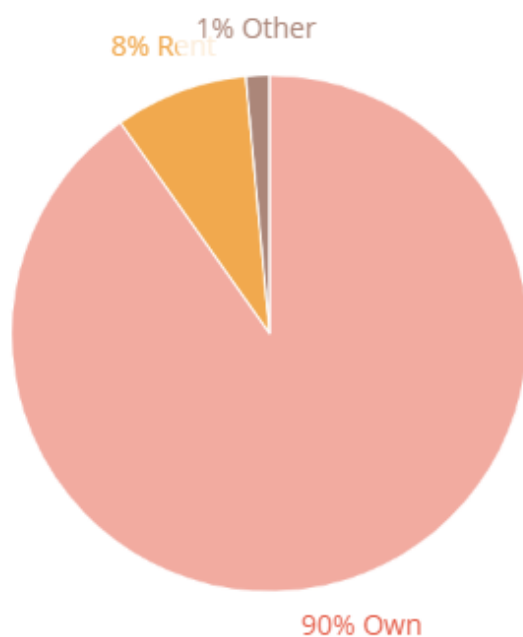
200 respondents

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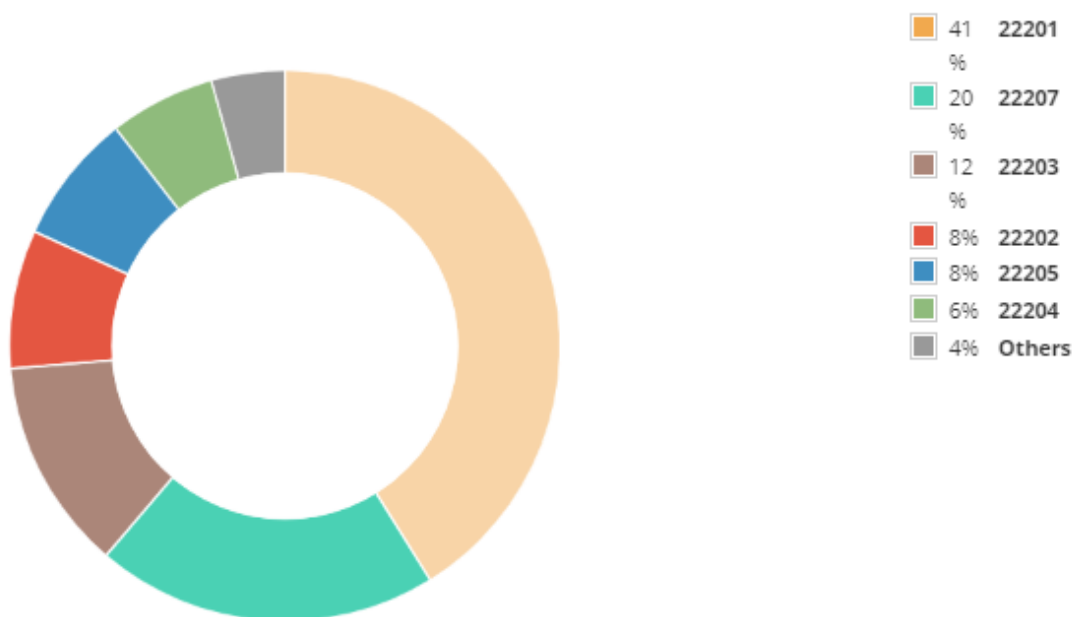
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Do you rent or own your current home?



204 respondents

What zip code do you live in?



208 respondents

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If you are somewhat uncomfortable to very uncomfortable with the ordinance language, please share why below.

1. I don't believe the county does a good job of policing itself with regard to following existing ordinances and feel such changes would be easily abused.
2. Athletic equipment is needed for participation in athletic spaces. Carpooling is common for team sports. Parking should be able to accommodate even the larger SUVs. Using alternative transportation methods are not often practical, when sports equipment is needed. Less parking space is highly likely impractical in most athletic areas. Lighting changes need to be assessed very carefully on a case-by-case basis especially athletic spaces within neighborhoods. Noise and light trespass to surrounding residents has to be a major factor.
3. If I understand the ordinance language correctly, you are requesting that all of these modifications could go directly to the County Board for approval. If that is true, I am uncomfortable in general for 2 reasons: a possible overload of requests going directly to the County Board with no prior review, and even more important, that there is no obvious mechanism for review by impacted bodies - whether the neighborhood civic association, a relevant County Committee or Commission, or some other group (i.e. sports team, disabled community members). Please ensure that all relevant voices can be heard.
4. Lighting is very intrusive despite your claim about it. Going to higher lighting, you're increasing the number of homes impacted by the glare. The high color temperature of LED lighting used on sport fields, makes the intrusion and glare even worse.
5. I am concerned about encroachments in the setback area where public park spaces abut private property. Owners have a right of quiet enjoyment and maintaining the minimum setback so important.
6. You have not shown us the proposed ordinance language, have you? Where is it? You should give more time to react to the specific language. This is very hard to react to without the specific language.
7. The county continues to deregulate laws and requirements that were originally put in place for a reason. We live in an area where the continued growth, expansion, and changing laws has negatively impacted our neighborhood and quality of life. And the county continues to demonstrate that it doesn't serve its tax paying residents nearly as much as it panders to profiting builders and other corporations. Residents have lost trust in its county board, and this is yet another example where the proposed modifications to minimum height, setback, and parking requirements will provide flexibility to the county that will not benefit its residents, but only create additional burdens and infringements upon residents' properties and lives.
8. Need more open space and parks
9. County requirements were instituted to be uniform to set fair expectations based on the zone types.
10. see below.
11. After Missing Middle, I have lost all faith and confidence in the County Board. What once was a very responsible and responsive Board has become - presumably because it is the creature of one party governance for so many years - an unresponsive and autocratic body that does the bidding of developers at the expense of residents. The misrepresentations, utter lack of planning and complete

Use Permits for Public Spaces Design Processes

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disregard of the views of a majority of County residents in enacting Missing Middle were irresponsible and arrogant. Although a lifelong Democrat, I am now working with the local Republican party to nominate moderate candidates to challenge our current one-party system, with all of the abuses inherent therein. You may not realize it, or choose to ignore it, but there are many, many other residents who are joining in this effort.

12. After the missing middle saga I have lost all trust in the County Board and feel that they no longer represent the views of the majority of Arlington's residents.
13. I honestly no longer trust the zoning process overall. I believe the county will change the zoning or give variances when it suits the county. With regard to this specific subject, I believe changing the lighting standards may have the most effect on the public and surrounding neighborhoods.
14. I am concerned that these use permit flexibilities will not be used simply when "necessary" but will become a tool for overdeveloping park spaces and creating nuisances for neighbors, such as field lighting.
15. Parking is already inadequate in some parks and the County tends to underestimate parking needs. Light pollution is already pervasive - higher lights would intensify the problem.
16. I'm concerned about loss of greenspace and driving access to such places. Dept of rec has a lot of juggling to do to create multiple types of spaces for various interests. So I appreciate the difficulties leadership faces. The need for facilities and programming conflicts with the basic need for open nonspecific open greenery. These places have much value and function by being free and available for picnics, walking etc. They're also cheaper to maintain than big structures.
17. Re parking issue in the country. Parking where i live outside clarendon is always a headache. The drive to cutback on parking in order to make people bike or walk doesn't work for many. For older people, people with kids, disabled or those that live further away... it means they lose out and cannot go to the site. Paid parking is also inequitable. Rich people don't mind paying fees to go places and park. Poorer and middle class cannot. So please don't reduce parking spots to maximize building space.
18. If lightning is nighttime environmentally friendly-i.e. not too bright. That's ok.
19. Maximum height limits and minimum setback requirements are necessary to maintain the sense of open space. I don't trust the Board to prioritize open space and maintain the feel of the neighborhood.
20. The County Board has been accountable to no one in the last few years . They have regularly overridden even the recommendations of county staff with more expertise. So NO, I am absolutely not in favor of the Arlington County Board making up rules & regs as they go along, depending upon what is needed to please a particular developer.
21. This language is designed to read like "flexibility" is a good thing. In fact, it is a way to make sure that we lose all of our public space.
22. I feel that the power to override zoning will allow the board to minimize open space in parks as a whole. Open space is diminishing in the county and is essential for a healthy population
23. The language describing the possible changes to be determined by the Board is too broad. The individual issues should be addressed with the nearby community's input on a case-by-case basis.

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After the EHO disaster I am reluctant to give the County Board any ability to effect changes en masse to any part of the county.

24. I actually didn't see "ordinance language" anywhere, just ideas. I think many of these ideas should be modulated by tailoring what is allowed by the purpose of the public land parcel (primarily neighborhood serving or county-wide) and the urban context. I suppose staff might say that the CB can consider that on "a case-by-case basis" but there perhaps should be some parameters/constraints around that.
25. I don't support changes that will lead to increased lighting and structures in public spaces. Keep our open spaces open, please.
26. I know longer trust the County Board to make decisions based on the current community's best interest.
27. I don't have faith in the County Board.
28. The County Board and County Staff have consistently acted and made decisions that benefited developers. Both the Board and Staff routinely ignore, dismiss or show outright hostility to citizen concerns and comments. Why would any citizen trust these decisions?
29. The county board does not take into consideration all potential outcomes of its decisions. No long-range studies to determine consequences for, especially, residents.
30. More height, less parking, more lights, greater density, and less open space are not in the community's best interest.
31. The ordinances are in place for a reason. I'm currently amidst what has become a 4-5 month process with the County to place a small entry deck on the front of my home because it extends into a setback. Why should I personally agree to give blanket authority to the County to alter zoning for commercial/public projects, at will, when I can't have the same courtesy extended for my home projects? And, yes, I said commercial because it won't be County employees building new schools and community centers. It will be the same developers benefiting from the facilitated ride through zoning to build EHO multiplexes (aka Missing Millions).
32. The parks need more parking, not less.
33. General appearance of board is that you always approve development at cost of open space, so I don't foresee a scenario where you will say NO to anything.
34. Additional lighting can be disruptive to neighbors.
35. I'm very uncomfortable about changing the height maximums for lighting, because although the county is saying that with higher lights over athletic fields, you get less bleed into neighborhoods, That hasn't really been the case with W&L or other areas I've seen. There is never enough parking at any public building or park that I have been to in Arlington and frequently I've had to leave because there is not enough parking there. When the weather is good, there is no parking available at Arlington library. There is frequently, particularly every weekend, no parking available at TJs. Potomac Overlook Park is one I frequently had to leave because there's nowhere to park. Whoever thinks there's a surplus of parking in these spots must be going on a Tuesday morning at 10:30 AM and has never been there on a weekend.

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36. The county has lost my trust after the “missing middle” fiasco. I no longer fully believe you want to preserve our open space—instead I question whether the county is being forthcoming with its motives. I don’t want more structures built in parks and nature centers.
37. I don’t want to encroach on the spacious nature of our parks, community centers and other public areas.
38. Not convinced these changes are necessary, nor that the County should be granted this authority.
39. I am uncomfortable with the staff's attempts to upzone our open spaces. We need more open space not less.
40. My main concern about parks is that we need to prioritize green space and trees throughout the county. Appreciate staff’s effort to be creative with existing options, but please please please make adding more green space and trees a top consideration as Arlington gets increasingly dense.
41. Plans and rules should be applied equally across the board. If changes are needed, they should be fine using transparent democratic processes.
42. The whole missing middle process made me uncomfortable with and distrustful of giving the Board greater flexibility on anything. A lot of trust building is needed first.
43. When you minimize parking in any area you are hurting access for special needs community and not all special needs have a designation of handicapped for parking. Likewise it limits families with children who need car spots especially those not close walking distance to public transportation or to certain sites. Please don’t limit parking thinking that is a problem solver when we throw up a million condo buildings with no care in the world. Parking lots are not the problem in this area.
44. Commitments to parks and open spaces in the GLUP are being whittled away already. More flexibility means even less open space which is critically needed as new apartments are going up all over the Clarendon area.
45. I have been a homeowner in the county for 25 years. In that time, I have seen the county show a lack of commitment to protecting existing green spaces, nature centers, parks, and a lack of interest and lack of realism and understanding of how much green and open space is needed to keep the county pleasant, healthful and livable.
46. I no longer trust the County Board's judgement when it comes to adjusting existing parameters for development.
47. Don’t want lights or buildings towering over adjacent over residences.
48. Parking is a crunch at many of these facilities already
49. The County Board has not shown themselves to be concerned or realistic about the community impact of changing Arlington into an dense urban environment. They have given me no reason to trust their case-by-case rule modifications.
50. You guys are on a jihad against parking. The ability of citizens to use these parks really depends on adequate parking being provided, and I support requirements to provide it.
51. The County Board has proved time and again that they do not truly understand some of the limitations these changes would bestow on residents or what kind of changes would actually benefit the people of Arlington. I'm sorry, but they just can't be trusted with most of these decisions.

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52. Arlington is already losing too much green space, adversely affecting stormwater drainage, temperature reduction, habitat loss, as well as aesthetics. Arlington public facilities already don't have enough parking, disadvantaging seniors and people with disabilities, and creating street parking conflicts with residents.
53. I have found the County very lax on outside lighting sites, signage - that this flexibility would increase instances of unfair encroachment on residential neighborhoods.
54. It is absolutely absurd to reduce the parking at public parks. I go to many. I often have trouble finding a space to park when I take my children to games and events in the parks. We would prefer to bike to parks, but there just isn't sufficient biking infrastructure for us to feel that we can safely do it. And I'm not sure what signs are at issue, but I have seen Advanced Towing tow so many cars from so many parking spaces where drivers had no idea that they were parked illegally. So I think signs need to be bigger not smaller.
55. Arlington's open space is disappearing before our eyes. We have so little public space, and sticking more structures on it will be terrible for the environment and nature in general. Please stop trying to turn Arlington into Brooklyn. We residents are sick of it!
56. Only special interests will be heard for case-by-case judgements.
57. My experience is that "flexibility" always means a reduction in public control and a increase degrading public impact. Clear standards are needed to avoid uncertainty and to stop avoid a continuing degradation of the public space.
58. it may result in less green space
59. I'm concerned about minimum setbacks between large buildings and residences - I'm not in favor of large buildings towering over single-family homes. Also, with the move to electric vehicles, existing or more parking will be needed in the future (as numbers of residents increase with increased density).
60. All but the buildings seems ok. Keeping park buildings small is important. A park is a park.
61. We cannot afford to lose any more greenspace. Any permanent structure regardless of height must have the capacity for green roof usage. Let's use these roofs to provide additional community gardening spaces.
62. Should be decided with residents not just Board
63. I think, in general, shorter and fewer fences are better.
64. Time operation of being open
65. These changes seem to be adding density to the community. Green space should be left as green space. Quit adding so much to our parks - we need green space to stay green.
66. Signs should have large print.
67. I do not trust the county on issues related to height and density. The last thing I want is more height and density in our parks! I mean seriously you've got to be kidding.
68. Would be supportive of modifications for individual sites to ensure good visibility of signs and appropriate # for the size of the site. Not comfortable with modifying size of signs and heights, etc.

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in general which will result in inconsistencies and seem to cater to specific voices rather than a uniformed branding for County public properties.

69. No zoning changes.
70. Arlington County gov't continues to under-park reducing LEGAL opportunities for residents to access locations on public roads that taxpayers built and maintain. Citizens need to drive to locations, including public amenities, for a variety of reasons. Not all can walk, bike, take a bus, pay for a taxi. County policies on parking hurt!
71. The county board and county manager need strict guidelines. This is another attempt at continuing the "we'll do what we want" approach to governance. Try building trust, act in ways to deserve taxpaying residents' trust.
72. Re setbacks and lighting structure, I am concerned about light pollutions generally. To the extent that taller or closer lighting will actually reduce light-spill, I would support it.
73. Re setbacks, concerned that green space will be reduced under pressure to increase playing fields, playgrounds, etc. Would be more comfortable if the ordinance language specified that the total green space would not be reduced when the setback(s) are reduced. This would allow for reducing setback to better locate buildings/playing fields/etc. while making greenspace elsewhere larger (to allow for healthy trees or other planting or wildlife areas, for example).
74. I understand that this would provide flexibility and a shorter permitting process for the County, which I think is a fair ask. What worries me is giving this flexibility will result in projects being permitted that really stretch the boundaries of what it was originally intended for. Then, even if public comment is against certain projects, they will be passed because we allowed the flexibility to do so.
75. 1.I read your explanation of the proposed changes and you haven't made a strong enough case for changing anything; and
76. 2. The Arlington County Board isn't enough free of favoritism to allow them to decide this on a case-by-case basis.
77. I still think that we can contemplate park/field lighting solutions that can accommodate recreational (not competitive or regional or travel based) sports that can blend in with local community needs. Shorter height field lights that are adequate (though not ideal) for residents to enjoy sports, should be looked at.
78. Leave our parks alone. The County Board given any wiggle room will do the wrong thing, every time. We don't need more development, hardscape/paved surfaces and tree chopping in our parks. We NEED PRESERVATION of our parks' dwindling natural resources.
79. They open the door for drastic negative changes to the community.
80. I'm concerned about parking because so much of Arlington is now charging for parking. I honestly try to choose doctors outside of Arlington due to the lack of free parking. I don't think we should allow the county board to be able to reduce parking.
81. I am very uncomfortable granting the count any "flexibility" in rules designed to protect residents because the county has a long history of putting its own desires over local residents. Get leadership

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that behaves differently and demonstrate a respectful approach to residents and my outlook may change. Until then, you get what you sow.

- 82. 14 days ago
- 83. Much of our parkland was originally acquired by the County to allow flood waters to get to streams instead of flooding homes, and to allow stormwater to be absorbed instead of rushing into streams. Other parks preserve delicate, threatened urban forests, which play a key role in controlling storm water, and protecting what little nature we have left in Arlington. I do not support easing the requirements for building in public spaces.
- 84. 14 days ago
- 85. Keep pedestrian rights-of-way clear
- 86. 18 days ago
- 87. The County should explain more fully why the long-accepted process for seeking a zoning amendment is too unwieldly and inflexible. The sole example given for field lighting, for example, is Jennie Dean Park where the County was able to rezone the property to allow for taller poles. The Zoning Amendment process does provide for somewhat more detailed requirements for public notice and engagement, but those would seem entirely appropriate for major issues such as field lighting.
- 88. 19 days ago
- 89. Ordinance language is somewhat open ended, and if there is a problemit takes forever to amend/revise.
- 90. 20 days ago
- 91. There are probably good metrics for the existing regulations, but case-by-case basis and holistic considerations and outcomes should be employed, not just strict measures. For example, rather than just height of lighting, effectiveness of lighting coverage balanced with contribution to light pollution both to overall sky darkness and spillage into residential areas should factor. Now, do consider factors for *ALL* aspects and dimensions of these regulations. Example for signage, not just sizing on its own, but ability to be seen and transmit information in a particular use case i.e. driving at speed, from a distance, etc. And so on and so on...
- 92. This current Arlington County Board is the most fraudulent in Arlington history. They are dirty!
- 93. Am generally comfortable with case-by-case treatment of signs, lights, parking spaces and ancillary facilities. Am opposed to permitting changes to height and setbacks for principal building facilities.
- 94. In countless site plan and use permit cases, the County Staff, County Manager, and County Board have displayed their joint willingness to discount and ignore reasonable community comment. In effect, there is no longer a trust relationship between the public and this county government, so flexibility should not supersede certainty.
- 95. The County Board should not have the ability to override zoning rules on a case-by-case bases. If we need changes - change the zoning!
- 96. The current language is sufficient.

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97. Personal opinion that citizens should be afforded opportunity to review and approve such changes so that opinions of the community are fully aired and considered
98. Part of what makes Arlington so special is the vast network of trails, parks and fields. Adding asphalt, structures, and/or removing trees will only degrade our public spaces.
99. Case by case means it would be subjective and inconsistent decisions. We need smart guidance and consistent rules.
100. Neutral language usually is turned around and used the way the Board wants it
101. "Allowing for higher lights that typically have better technology, less spread, and allow for use of fewer polls." CAN you spell?! "Polls"? REALLY?? That's just an example.
102. I have no confidence in the County administrators. WHY conduct this survey?!? You're not going to listen to us!!!!!! County "government" here is a TOTAL JOKE.WHY do you ASK the people?!? No listening. And use the right words in your survey. Looks ignorant. Govt Grade: FAIL
103. This is just another blatant attempt to maximize the amount of impervious hardscape and density on public parkland while chopping down every tree and eliminating every square inch of natural grass. Our parks have already been overdeveloped to death with "rules" in place; giving the County Board a free hand to do whatever it wishes? No thanks.
104. Our parks and trees need as much space as possible. No need for higher buildings or less space for the actual park.
105. I'm uncomfortable with the setback modifications because I don't believe Arlington County respects single family homeowners.
106. This is clearly driven by developers, not the residents and community.
107. I do not trust the current County Board. The board needs to stop spending money on solutions in need of a problem (e.g., the Military Road/Nelly Custis Drive traffic circle). Totally unnecessary. When was the last time there was dissension among the board on a vote/topic/issue. Their "missing middle" decision to change zoning to allow for multiple unit structures in previously zoned single-family area is wrong. I am tired of a County Board of "Yes" people. I have no confidence or trust that the County Board is making the best decisions for the Arlington County.
108. The county board need not/absolutely should not do anything without a vote from the Arlington County residence. This holds true for this survey and everything else they are trying to pass without the input of the residents .
109. Arlington County Board is too authoritarian. They need to be kept in check!
110. I think the County Board has done enough damage to the quality of life. This proposal seems like the same "bait and switch" tactic used to increase density in the County (missing middle to \$1M priced "expanded housing options." Overdevelop the County and give in the developers seems to be the County Board's credo.
111. It won't be long before the YIMBY's want housing in our public parks. I am very untrusting of the current board, and this applies here... I do not believe in giving any more power to the board. Neighbors in these projects need to have input, need to be heard, and so what if it delays the process... it will likely be a better compromise without giving absolute power to this board, who seem to rubber stamp whatever county staff want.

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112. I think it's going to create storm water runoff and bother people living nearby
113. I don't believe there should be a lot of discretion and leeway. Companies selling their option Ms to have a lot of influence that can tepidly in thinking there are no other options. So decisions by the county can be influenced by some factors more than others. With new technologies and products, there should be LESS of a need, not more, to lessen restrictions. Example is lighting- who's to believe we need taller lights now. With better tech, lights should be less intrusive not more, maybe even if dent colors etc.
114. I think that height requirements for buildings should be adhered to
115. Limited concrete information about how the proposed changes will benefit the community. Limiting setbacks reduces again green space. Parking is already an issue, reductions at this point make no sense. There is not data on where the proposed changes are needed, why, or how many more cars could be accommodated. Making changes before there is some evidence about how proposed zoning changes will change the county or specific information on proposed sites. Packing more in at this point makes no sense.
116. It is giving too much power to those that already have too much power over our lives
117. The proposed ordinance language allows for too much visual "clutter" (e.g. taller light poles, taller buildings, proximity of structures on a parcel to adjoining parcels, more freestanding signs). Any proposed changes/uses/development standards from
118. those in the current ordinance(s) should involve, in all instances, public hearings (special exceptions/special use permits, etc.) complying with all current ordinances, including public notices and posted signs, before any approval can be given by any agency, public body, department, etc.
119. Too much board involvement for case-by-case decisions.
120. Arlington is an urban county that is fully built up and needs more, not less, stringent requirements for exceptions that increase building/signage density and reduce parking. There is no location in the county that has excess parking capacity and no matter how close to Metro/buses/ bike racks, especially for evening and family activities, people will drive for convenience and safety. The only ones who benefit from relaxing standards and allowing exceptions are the developers who hit and run and leave county residents to live with the results.
121. Because I Don't believe the board does the proper research on projects
122. Just stop with the building and let our parks stay as they are.
123. Sadly, the recent Middle Middle exercise has disrupted my tendency to say "yeah, great, that sounds okay" and "thanks for all the hard work of simultaneously considering so many different elements" in the county's ordinance language. The manner of presentation seems rational until some one with more knowledge of the complexities clarifies that "they can build a duplex on that property" actually means "they can build six units on that property."
124. The ACB falsely limits parking. The corrupt ACB needs to be restrained as it can't make sound decisions other than to appease high density zealots looking for more house seats in an area with rigged elections.
125. keep parking standards, but explore alternative to standard surface parking lots, like multilevel structures

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126. There is no need for this. It can lead to degradation of parks, among other things.
127. I oppose measures that allow increases in the height of buildings. I also oppose overbuilding of the public spaces. I do not think the county board shows sufficient respect for the existing community standards and living experience.
128. Board hasn't demonstrated full understanding of resident concerns and has not conducted full and meaningful due diligence
129. There should be a case-by-case process to evaluate changes that go beyond current zoning with a provision for the County to truly take into account extensive public input.
130. After the experience with MMH, I am very uncomfortable giving the County Board additional power
131. I've listed all questions as "very uncomfortable" because I have little faith in the County in preserving park land and adding park land because of increased population. I don't consider private open spaces, such as plazas in front of buildings to be considered park or public open spaces as the County sometimes try to say.
132. After the missing middle-EHO controversy, this appears to be another way to densify or reduce our parkland. I am very opposed to any major changes in policy. Even though Jennie Dean Park took longer than desired, it was still accomplished.
133. I like the way our parks look and function now. Preserve restrictive use of public open spaces.
134. Parks and Green space are over of Arlington's greatest assets. Do NOT start trying to develop then and add more man-made structures etc to then leave them alone what are you thinking? Did you get a developer virus in your mind? Please stop no
135. The County Board and county staff should not be able to take any zoning or other case-by-case decisions in public spaces that would in any way increase the amount of impervious surface in parks and other public spaces; decrease tree cover; and/or increase runoff, other non-point sources of pollution, and/or flooding.
136. Our parks are the best part of Arlington - I don't trust that the Board wants to maintain them with us in mind.
137. We already have such little green space and I am firmly against giving the county board the freedom to do what it wishes without respect to existing laws.
138. I don't mind height increases, but strongly against more area covered by structures or impervious surfaces.
139. The county board is elected on an "at large" basis. Since board members do not represent defined geographic areas within the county, they are not obliged to honor the wishes of particular neighborhoods. The board can and does disregard neighborhood residents' preferences in favor of positions and policies advocated by non-residents of the county and outside political organizations. Until the county board can be restructured to tie it more closely to the county's residents and their democratic wishes, constraints on the board's range of action should be maintained.
140. I think DPR is far more interested in DPR than they are in the people who live in Arlington. You want to put more lights in Jennie Dean to satisfy a small group of people despite the objections of

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the neighbors living nearby? I don't trust the County to accommodate those most affected by their choices.

141. I do not trust the county board to do what is necessarily 'right' for Arlington residents.
142. The County Board has demonstrated time and again just how untrustworthy they are, and how eager they are to cozy up to their developer masters. I will not agree to anything that would make this process even easier for them.
143. These proposals will maximize the amount of impervious hardscape and density on public parkland, reduce tree canopy, and cause yet more water runoff and storm water problems. I am mystified as to why on earth the County staff and Board want to do this. Our parks already are stressed with users and overwhelmed with too many badly placed signs. We need more, not less, green space. We must have adequate parking to accommodate users, including those helping people with disabilities get to the parks.
144. This gives the impression that it reduces the public input process and impact and will create greater division and distrust of within the County. Any changes especially relaxing zoning and giving more by right to the county or private sector is a bad idea after missing middle. While I don't think that is the intent the timing is bad.
145. The County seems to be asking to use their own rules to demonstrate that the rules that apply to everyone else don't apply to the county. There ARE impacts that the county would not properly consider. Thus is another attempt to minimize public engagement. The board will likely put these types of items on consent agenda to avoid public discussion. What is really behind this initiative? There is likely more than meets the eye because this doesn't pass the sniff test!
146. The County Board has shown that they cannot be trusted with anything related to development and zoning issues. They listen to staff and not voters.
147. There is a need to preserve all open public spaces as just that. Openness and flexibility of use is paramount- i.e. a field can be used for multiple sports and others needs, not simply dedicated to baseball/softball/soccer etc.
148. Use permit need community input as the county becomes more dense (it is already urban); by right changes in use need limits and public/ community input.
149. One of the very best things about Arlington is its park and green spaces which are already being encroached on and over developed. Given the deference being given to developers, I just don't trust the County Board to protect our green spaces and trees and not sacrifice more and more of them for development.
150. I don't trust county staff, manager or board to make decisions in the best interest of the citizens and taxpayers. The County Board and Staff sends a consistent message that only it has "right thinking" and majority public feedback is consistently ignored.
151. Not necessarily
152. Based on the Department of Parks and Recreations' projects in the county that I am familiar with, I believe the department's budget needs to be reduced and its focus changed from "development" to preservation and maximization of green and open space. I view proposed changes to the ordinance as an attempt to further empower the Department to pave over our remaining green space.

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153. I simply do not trust the broader Arlington County government (elected officials and many staff, including the Manager) because my neighbors and I have been burdened by their decisions and recommendations in too many ways to county. I will emphasize that I am not talking about Missing Middle here. This is presented as a "good for the community" matter, but I see nothing in the action plan, examples shared, and overall reasoning that talks about why the ordinance language was put in place in the first place. The county, unfortunately, has a strong track record of ignoring the concerns of affected neighbors by the county decisions.
154. The ordinance language was confusing, but I appreciated the examples and felt I understood the proposal much better after reading them.
155. Everything that you do ends up worse than it started. To give you blanket approval to do anything is going to result in worse outcomes. You have the ability to improve your processes that eliminate the need for blanket changes.
156. The board should not have carte blanche. The whole missing middle really gave me pause. Thank you for listening!
157. I worry about the potential for arbitrary decision making that will ignore input from neighbors, including civic associations.
158. Yep, let's just throw out the rulebook (not!). This is just another naked attempt to maximize the amount of impervious hardscape and density on public parkland while chopping down every tree and eliminating every square inch of natural grass (replacing it with grossly expensive astroturf that will poison the ground and water and wind up in landfill). Our parks have already been overdeveloped to death with "rules" in place; giving the County Board a free hand to do whatever it wishes? No thanks.
159. The county staff and board could care less what residents want as they will do what the developers want - residents are meaningless outside our wallets. The Arlington Way is DEAD!
160. Items should be up for public input and vote by residents

Please share any additional comments you have about allowing more flexibility of zoning standards in public spaces.

1. I would go further and suggest that some the current zoning standards like signage placement and non building structures (lighting, playgrounds, fences) be turned into guidelines rather than keeping them as required standards.
2. Happy to see the county having the ability to reduce parking requirements in places where they make no sense, as it allows for more parkland.
3. I do understand that this proposal is asking for changes to be made on a case-by-case basis, which is wise. A holistic view of the purpose of a particular space and its surrounds is imperative. For example, lighting has been considered on Williamsburg field. It is the site of an environmentally-oriented grade school. There are many homes very close to the field. Do we want to indirectly teach young children it is ok to be rude to your neighbors and additional disruption of the wildlife after sunset is ok because soccer is more important? It is a large campus, home to owls, bats and small mammals. A major goal of the State zoning code is to produce a harmonious community. I live near

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this campus and this has been a very contentious issue. I am certain that the vast majority of nearby neighbors are very uncomfortable with the idea of adding of adding lights on this particular field. Be careful to make the distinction between residential zoning standards and what would now be experienced more at commercial zoning standards.

4. I totally support cutting parking requirements, especially when the park facility is close to excellent public transit and active transportation facilities. I encourage you to run your recommendations for parking by the Transportation Commission if you have not already done so. And anything that might impact the close-by neighborhoods needs to have input from the relevant civic associations. Issues include all lighting, building setbacks, building heights, and fencing (design and height). Groups that will be using these facilities should also be consulted, and Commissions such as DAC and CoA should review the plans as well. THANKS. Pedestrian and bike access are also important criteria - check in with the BAC-PAC!
5. Lighting is very intrusive despite you claim about it. Going to higher lighting poles, you're increasing the number of homes impacted by the glare. The high color temperature of LED lighting used on sport fields, makes the intrusion and glare even worse.
6. I am still not clear what problem this revision is solving. Does the County Board not currently have the authority to do these things? Are all these changes really needed?
7. I think it is ridiculous that the County would consider making decision on this issue at the December County Board meeting when the residents have not been told the specifics only two months before. This is a big change and in some instances will be very controversial. The County should release the specific language in a very public way and hold public meetings for citizens with the language in hand, with at least 90 days for citizen feedback followed by. public hearing before the Board votes on the issue.
8. The county continues to deregulate laws and requirements that were originally put in place for a reason. We live in an area where the continued growth, expansion, and changing laws has negatively impacted our neighborhood and quality of life. And the county continues to demonstrate that it doesn't serve its tax paying residents nearly as much as it panders to profiting builders and other corporations. Residents have lost trust in its county board, and this is yet another example where the proposed modifications to minimum height, setback, and parking requirements will provide flexibility to the county that will not benefit its residents, but only create additional burdens and infringements upon residents' properties and lives.
9. I am firmly opposed to blanket approval of new buildings on our limited open space. And my trust in the County Government is further eroded by wrapping this issue in a discussion of fences, lights, and moving gazebos off the flood plains. My distrust is further reflected in my answers re signs, parking, and setbacks for these minor things; I can't help wondering what you've got up your sleeve.
10. If something were arranged to limit the number of circumstances in or occasions on which these flexibilities could be utilized, I might be more supportive.
11. The County seems to value density over open space. Many of us feel the opposite way.
12. Thank you for trying to make our community function better. Your work now it critical for future quality of life.

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13. In recent years the County Board has, without particular expertise, changed zoning standards without a rigorous look at the long-term impact of their actions without regard to environmental impact, unintended consequences, capacity of the county's infrastructure to support zoning changes. In short, the Arlington County Board has been acting as though each zoning change happens in a vacuum, and they do not take into account existing & future infrastructure capacity, environmental impact, traffic impact & human impact. SO NO the County Board should not have more flexibility to be as irresponsible as it has shown itself to be with missing middle.
14. I don't trust County leadership to make these decisions in a way that prioritizes open space and maintaining the current feel of our neighborhoods, so I don't want the Board to have this authority.
15. Army Navy Country Club could provide the county with a whole lot of green space. If they paid taxes, I wouldn't be bothered that I am not allowed on the grounds. But they don't, so I am.
16. We should be creating more public spaces and putting in trees and shade. I am very concerned about storm water. I am concerned about our kids having nowhere to be kids. I am concerned about escalating disputes between neighbors that Arlington won't help resolve. We are creating more density without any infrastructure to support it.
17. Rushing zoning with parks is a bad idea that will lead to reduced park spaces and a decrease in new park space acquisition.
18. Changes and modifications to existing zoning standards should be clearly laid out and should be approached only on an issue-by-issue basis with county residents' input and/or vote.
19. Perhaps pair these kind of increased flexibility initiatives with real commitments/requirements to increase (acquire) public land amenities in areas serving the highest number of people. There should be a formula to increase the funding allocation for land acquisition based on the density of residents and ratio of people to public facilities that exist. Also, for both public land and developer-provided developments, the County should be making comprehensive civic design part of the planning process.
20. Open space is a public good.
21. If our zoning standards are preventing us from providing the community with sustainable, high-quality facilities and using the county's limited land space most effectively, it would be malpractice to give up on doing so rather than just changing the zoning standards. Anyone opposed to this isn't thinking about the community interest.
22. The County Board has a poor recent track record in jamming planning, housing and land use changes through with little transparency.
23. Build build build!
24. I'm not against flexibility in the standards but I don't believe blanket approval to do what you want is the answer. TRUE citizen/neighbor/resident input still needs to be encouraged and sought after.
25. Random thought, but it's still unclear to me what happened at zitkala sa park. Play structure is lame, barely anything there, no bathrooms. It's worse than most other new parks. How do you standardize a minimum expectation but still leave room for creativity?
26. I'm for maximum flexibility in accordance with the recommendations from the study

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27. There is a presumption among many in the community that flexibility equates to more density/less open space/future changes in use to non public uses. This lack of trust is permeating community discussions and really needs to be explicitly addressed by the Board.
28. The density, signage, and setback changes all makes sense.
29. Stop revising zoning laws and standards when you do not have the public's buy-in.
30. Arlingtonians love our public space the way it is - no change needed.
31. Arlington needs more parks and green spaces! It's turning into a concrete, heat seeking city. We need more trees and green roof buildings. Plan ahead for the brutal heat of climate change. Less concrete, more green spaces!
32. The County needs to be much more protective of our open spaces. We should be putting energy into securing more space not upzoning what little space we have. If this "flexibility" effort is as critical as portrayed, it should be part of a more comprehensive planning process and not done on a case-by-case basis, essentially "spot" zoning by staff.
33. In a county with limited land, I see this flexibility as described in the accompanying materials as necessary to make the park and open space amenities more available and functional to the community. I am a little distressed that people on my listserv read this as zoning changes to allow affordable housing and other building in public parks.
34. Why would we trust board members with no particular expertise and a record of catering to special interests (See Missing Middle).
35. I see this initiative as part of a process of actively encouraging greater density.
36. Stop allowing condo and rental buildings fly up without considering our overcrowded public schools and the strain we are causing to them with this level of overdevelopment
37. The examples make it seem like the changes would be helpful to residents, but given the way things go in this county, it is clear that 'flexibility' means a win for developers and a big loss for the rest of us. More trees cut down, more buildings everywhere taking up the entire lots. Too much!
38. The County is failing in its responsibility to preserve and protect adequate green space for the burgeoning population.
39. Thank you for the opportunity to present my concerns. I hope you seriously take mine and others' thoughts into consideration. There used to be an "Arlington Way" where citizen input was seriously considered. That is no longer true. Too often changes are rushed thru without serious study of their consequences. Even this survey only came to my attention thru a neighbor.
40. This is being promoted as "flexibility as ee try to do good things challenging places." This shouldn't be considered carte blanche permission to throw out current zoning and do terrible things.
41. Having seen what "flexibility" looks like in the metro corridor, I am not comfortable that the community's best interests will be prioritized.
42. STANDARDS are developed for a reason and with great care. Most of the standards referenced are already MINIMUM and MAXIMUM requirements. The standards are designed to preserve desirable community characteristics and quite often are for safety. They really shouldn't be

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reviewed case by case. They should be adhered to almost universally, and only when a practical challenge requires addressing, not subjectively. CODE is CODE.

43. Parking is already a major issue in Arlington - especially for elderly residents. It greatly concerns me that any reductions to already limited parking options would even be entertained in this County.
44. Increasing permitted lot coverage, and minimizing setbacks and building height requirements, will transform Arlington from a desirable community supporting some trees and green areas, to an unattractive concrete jungle with lower residential real estate values.
45. If we want to insure elderly access and those with disabilities -- limiting parking deters those populations in using these facilities. - Scott Sklar, President, Ashton Heights Civic Association
46. Thanks for some common-sense approaches concerning things like the Upper Bluemont Tennis Court Project, the restroom shelter request, and to a certain extent, lighting. Am concerned for my neighbors about parking. Here's the scoop: For those of you who live in Arlington with families, here's what we see: The majority of parks are overparked on weekends. I drive MUCH LESS than the majority of my neighbors, many of whom are 20-25 years younger than me (I'm very fit, no health issues, in my 60s). They go to parks with (often LARGE) cars full of children from age zero on up, a couple of dogs, elderly parents, sports team equipment, etc. I just have to laugh at the thought of them doing that with LESS parking. Ridiculous. For instance, as a Master Gardener, I'm at Bluemont and Potomac Overlook, as well as Fairlington quite a bit. My husband and I walk a lot at Long Bridge, including at times when athletic events occur. And yes, Long Bridge at first glance has a ridiculous and environmentally unsound amount of surface parking for all those upper North Arlington Chevy Suburbans. Sometimes there is no parking there, even during the week. Not like you can Metro to Bluemont, Potomac Overlook, or Long Bridge. And those are just some of our dozens of parks -- I'll add to that Long Branch Nature Center Park and trails AND even urban Quincy Park -- where there are NEVER enough parking spots at peak times. Please continue your good work to keep Arlington family friendly. Consider current lifestyles of Arlington families and the up-and-comers with high-paying jobs, three kids each, two dogs and ALWAYS cars. Let's be practical.
47. "Flexibility" is too vague and can easily be misused. And it's the wrong term for some proposed changes -- e.g., changing lighting from 15' to 85' isn't flexibility, it's a whole new discussion.

Another problem in general with zoning questions is that the nearest neighbors are notified of possible "flexibility" near them with a notice that only zoning experts can understand. Having nearby neighbors complain doesn't do well for future neighborliness. It's ok to have "pursuant to Code ***," but it should also be in English that a middle school student should understand.
48. The County should prioritize maintaining and growing green space. But I don't think we need overly bureaucratic rules regarding bathrooms, lighting fields, etc. I would worry most about setbacks if/when it reduces green space.
49. I am very concerned about open public spaces disappearing. Arlington is becoming increasingly dense, and I'm worried that the trend will be to eliminate public spaces in the service of more development. Parking, schools, and infrastructure are already strained, and our personal property taxes have become painfully high. I would like these trends to stop, not continue.
50. Parking is already a problem and limiting it would only increase the difficulty. Public parking garages charge exorbitant fees for their facilities.

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51. Only special interests will be heard for case-by-case judgements.
52. We cannot afford the loss of any more greenspace. I fear that allowing the board to make these decisions about land use will result in a politically motivated, campaign donations driven decision making that is not in the public's best interests.
53. Parking minimums should be done away with given how robust our public transportation system is.
54. Our parks and public spaces are full already- Jay stop and take care of your residents who live here currently. This is a wrong move all around.
55. Need larger playground in Rosslyn. Need sun shade tarp for sun protection. Woodlawn school students should not be allowed on children's playground behind the school. These teens are not supervised and this playground is not school property. Make an indoor playground in one of the many office buildings. There are alot of children is Rosslyn. Get a sun shade tarp on the basketball court.
56. Simply don't trust County leadership to not manipulate the restrictions to accommodate things/uses beyond what the community has already agreed to or to be able to implement something the community doesn't really want.
57. Love the increase use of native medicine plants, the many plush parks, moveable chairs and tables. PLEASE remember the need for shade over playground equipment, important than ever with using summer temperatures.
58. No flexibility! Strict guidelines the county must adhere to.
59. The only ones I can truly get behind with the limited information provided, and my limited background in urban planning, are the reduced parking spaces and the flexibility of signage. Giving flexibility to height restrictions and building setbacks concerns me.
60. I think it is important to maximize facilities in a manner that helps to sustain public spaces and adapt to changing needs of the community it serves. Lets think outside the box on how we can serve our community.
61. Otherwise the flexibility sought looks reasonable.
62. I would allow flexibility for lighting because the new technology for lights requires higher poles to have less spillage so this change needs to be made.
63. please stop building over green space, protect our trees and our peaceful spaces of quiet
64. Please do not ease the standards. The standards need to be strict.
65. Keep pedestrian rights-of-way clear
66. Flexibility on a case-by-case basis is a good idea overall
67. I am very concerned about the very brief timetable for public review leading to a 2023 County Board hearing. Back in 2016, the Planning staff sought a similar broad zoning amendment to allow the County Board (using use permits) to waive a large number of existing zoning restrictions on S-3A and PS zones. As the staff noted in its report on a much more modest proposal, the original proposal received what it characterized as "overwhelming" public criticism because it was "ambitious given the proposed schedule." In the face of that criticism, the staff narrowed the scope of the proposal considerably. With the current language above, the staff seems to be repeating that

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mistake. The proposal, if enacted, would give the County Board the power to markedly change the character of potentially hundreds of land parcels County-wide. Any of the proposed changes could greatly influence long-standing residential assumptions about the quiet enjoyment of adjacent properties. A proposal with such far-reaching effects necessitates a much more robust and deliberate process of public engagement than the one set forth in the time line. Among a host of other issues, there will, of course, be considerable residential interest in adding specific limiting conditions on the County Board's permits -- as was done in 2016 with the zoning amendment applicable to public schools. The nature and precise language of such conditions could take considerable time to negotiate with interested stakeholders. Numerous other issues will inevitably arise -- will the special use permit address only the specific zoning issue, or will address all site conditions; how will the use permit process for field lights (if established) mesh with the criteria for lighting fields in the Public Spaces Master Plan and with the "transparent process of public engagement" for field lighting required by the County Board. There are probably scores of other issues when dealing with such controversial issues as signage and parking.

68. My sense is that the flexibility will be pushed to the limit sometimes.....In an urban area it is key to ensure facilities do not overwhelm neighbors and the community. Lighting example: are there quality timers on lighting? Does the impact on lighting and any of the changes take into consideration effects on wildlife? i.e. "dark skies" concept.
69. Take a case-by-case optimization approach using use case analysis for all zoning standards, and that will shift the mindset from uniform standards to 'envelopes' which allow flexibility given certain bounds of standards but tailored to the particular situation.
70. More lighting, higher, make be OK near low density commercial areas, but not residential, etc.
71. All of these modification options are worth considering on a case-by-case basis because they can improve safety, efficiency, aesthetics and cost effectiveness. The determination of those should be based on analysis of the potential to do that, in addition to cost and identification of negative consequences, if any. The main point is that the process need not require zoning changes to allow the county to make beneficial decisions more expeditiously while maintaining a disciplined and informed process.
72. Don't do it!
73. If current zoning rules are inadequate for principal building facilities, then the code itself should be revisited.
74. To invest in a community, people need a certain degree of predictability in government affairs, that is no longer available in Arlington
75. There is a history of not enforcing current requirements. They should not be loosened for Board action vs community input.
76. RE: ACTION PLAN
 - 1.4.4. Seek opportunities to enlarge or add space for community gardens and urban agriculture. YES, YES, YES
 - 1.5.3. Consolidate recreation facilities and activities that are currently distributed throughout community centers into fewer, larger recreation centers. NO, NO, NO

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1.5.4. Utilize the criteria and methodology identified in Appendix III (Athletic Fields) to convert existing natural grass fields to synthetic turf and/or add lighting to existing fields to increase available hours of play. NO, NO, NO. Synthetic turf has been found to have carcinogenic substances and interferes with runoff water absorption. In conflict with new tax about this.

1.5.6. Explore connection between conversion of grass fields to synthetic turf and addition of lights and the need for new fields based on the Level of Service (see Appendix III, Fields: Synthetic Turf and Lighting). NO, NO, NO Same answer as previous as to reasons.

1.6.3. Ensure that as new schools and other public buildings are constructed adjacent to parks, schools and other major public spaces, consideration is given to creating restrooms that can be accessed from the exterior. YES, YES, YES Desperately needed.

1.6.4. Design and build new permanent restrooms and retrofit existing restrooms to accommodate year-round use. YES, YES, YES for same reasons: desperately needed.

1.9.3. Explore using a rating system such as the Sustainable Sites Initiative (SITES) for a pilot project to design sustainable landscapes. YES, YES, YES

3.3.1. Explore opportunities to participate in and join the Biophilic Cities movement. YES, YES, YES However the goals of this group to reduce nighttime lighting seems to conflict with all the goals about lighting for recreational fields and parks.

- 77. The Board abuses its power any way it can. No restrictions means office buildings and schools will follow on any parkland they want.
- 78. Voters need to wake up!!
- 79. Allowing the county board any flexibility on zoning has proven disastrous for residents, that authority should be stripped if possible and if not then come with more public input and direct engagement.
- 80. No more flexibility should be allowed. The County Board has not proven to be good stewards of the environment and should leave the parks alone.
- 81. At a time when the County is increasing density and population, the community needs to preserve or expand green space and recreational facilities, not encroach upon them.
- 82. Zoning is to protect the land and environment. What do you want to turn Arlington into? A wall-to-wall high rise city with no green space and no human contact. Get real -- we have a good County, but your re-zoning will ruin it.
- 83. I do not trust the current County Board. The board needs to stop spending money on solutions in need of a problem (e.g., the Military Road/Nelly Custis Drive traffic circle). Totally unnecessary. When was the last time there was dissension among the board on a vote/topic/issue. Their "missing middle" decision to change zoning to allow for multiple unit structures in previously zoned single-family area is wrong. I am tired of a County Board of "Yes" people. I have no confidence or trust that the County Board is making the best decisions for the Arlington County.
- 84. See above.
- 85. Please read the sentence leading into this comment. You have a goal already to "get more flexibility" in the zoning standards. It's clear you don't, as a staff or as a board, believe that the zoning was put in place to protect the citizens of this county, and not to benefit the ease of builders

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and developers. The zoning standards, are just that - standards. And any deviations from them must be discussed and debated in a public forum - not waived willy nilly because you think you know better.

86. I don't suppose allowing more flexibility because it reduces the incentive to find new and better solutions that fit within existing guidelines. Products and technology etc is devolving new and better solutions. We should not give more leeway. We should maintain the current requirements and work within them.
87. If the county board exercises good judgement, they should be allowed some discretion
88. Flexibility presents opportunities to push through changes that could easily not have community support.
89. Hard for nearby residents to know what is happening.
90. Arlington is an urban county that is fully built up and does not need more flexibility to further crowd housing and retail buildings and reduce parking. If anything, zoning standards overall need to be more stringent to ensure that development and changes enhance quality of life for residents instead of increasing density and intruding on residential and public spaces.
91. No flexibility - we are overcrowded as it is
92. As a veteran of the successful effort to save Lubber Run Amphitheater about a decade ago, I still remember being stonewalled by Parks and Recreation for months as we awaited what proved to be a very damaging consultant's report on the condition of the facility outlining rotting bleachers, open trenches and leaning light towers. It also proved to be flawed, faulty and false. Maybe of the proposed zoning standard may well be good ideas, but if genuine and honest community inclusion isn't baked in at every step it is very hard to support.
93. There is no need for it. It serves no legitimate purpose. It will allow degradation of parks.
94. The county board is in thrall to local developers. And zoning changes will result in less green space, more concrete, fewer trees and more flooding. We don't need higher buildings, school or otherwise, and we don't need less public parking.
95. I don't trust the county to take a moderate, community-first approach to zoning changes. It is clear the county board is in thrall to local developers. Therefore no good can come out of zoning changes; i.e. less green space, more concrete, fewer trees, more flooding.
96. Instead of a blanket change, there should be a case-by-case process to evaluate changes that go beyond current zoning with a provision for the County to truly take into account extensive public input about the impact of proposed changes on neighbors.
97. DO NOT DENSIFY. If i wanted to live in a city, I would have moved by now.
98. I'm not interested in precious park land being used for constructed /built resources. Let nature stay natural.
99. See above
100. The vagueness of the language feels like an opportunity to give even more of Arlington to developers - park land is supposed to be untouched!
101. This is a ridiculously naked attempt to give developers what they want at the expense of residents.

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102. More lighting specifically the walking and bike paths towards Shirlington and besides Arlington mill community center. It is too dark, unsafe , loitering and people consuming drugs and alcohol is often seen at the walking and biking pathway along Arlington Mill
103. All the County entities are struggling for space but I am not a fan of adding height and reducing setbacks to accommodate a growing population usage base due to overbuilding, overcrowding and overplanning by the developers and approved by the County board. enough is enough. where does Arl draw the line???
104. Ditto answer above. Rosslyn is being concrete over and worry about the future of Gateway Park. Green is desperately needed
105. Frankly, I just don't trust DPR. I don't think you care at all about our parks our natural resources. I think you care only about enhancing your budget and your stature in County Government. I would give DPR no flexibility. What DPR needs is accountability.
106. I find these proposals so concerning that I will be taking them to my civic association, neighborhood groups, and any other organization that truly cares about the qualify of life in this County. I cannot imagine how these proposals square with an environmentally conscious, livable community. Please halt this process.
107. We should not be building on public land it needs to be reserved for open green spaces. We should be adding fields, pools, courts, other facilities in our commercial highrises on roofs and in buildings. While not all can fit in existing buildings many can. Arlington is losing green space daily so we have to protect what we have. I am concerned with the change from green space with trees to impervious surfaces focus they are not the same and current parks renovations are not green focused.
108. Public engagement allows public input into the process. This seems to be yet another attempt to minimize public involvement, which seems to be the new Arlington way. You aren't better than those you serve. Public engagement isn't effective if you don't involve the public. You need to do better.
109. I do not want the County Board, staff or manager to be in charge of anything related to zoning, setbacks, heights, uses or parking
110. There needs to be open public hearings on this proposed regulation that is advertised and held live in person / and hybrid. County staff must attend in person. Hours must be at times when working adults can attend - i.e. evening hours.
111. Do not change any more zoning rules, people will stop moving into/making long term real estate investments in the county if they can not depend on consistent zoning practices
112. With few exceptions, any project Parks and Rec conducts involves increasing impervious surfaces, building ugly and expensive retaining walls in place of natural slopes, reducing green and open space accessible to many to build amenities for the few, installing synthetic turf that will pollute the soil and air for years, and the list goes on. Any time Parks and Rec propose a new project, I feel dread. I have now voted multiple times against park bonds and encouraged others to do the same.
113. This is a very typical approach taken by the county to present the flexibility 'proposal' as only a positive. This typical sunny approach completely ignores the potential costs to those currently protected by the ordinances. I'm a reasonable person and if I felt more faith in my local

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government, including both elected officials and many staff, I would be more open to updating. But people should not be fooled. This is a very lawyerly action where the heads of departments, zoning administration staff, legal staff and others would have already set out a plan for speedy approval, and it will be packaged very positively by the well oiled PR machine. And it will be approved by the board. Those of us who follow the inter-workings of the county know this all too well, unfortunately.

114. I am happy for public space zoning to be flexible when it allows for more functional use of the public space by the community. I think highlighting the increased community use will help the ordinance get approved. Especially if there are assurances that exceptions will still go through the community engagement process.
115. After the MMH debacle I have no faith that you've considered the consequences or unintended consequences.
116. I think most people are like me in having no idea what a an "S-3A" or "P-S" district is. I'm not sure why input is being sought (other than to be able to say at some point that everyone had a chance for input). The survey materials make clear that the county has already decided that these changes are a good idea.
117. You gotta be kidding me. As if EHO wasn't enough anti-environmental, right-wing deregulatory, special-interest-serving baloney served up with a DEI sauce to disguise it, now the County Board wants to carve up public parkland however it suits them (and their developer masters)? How dumb do you think we all are?
118. Same. The county staff and board could care less what residents want as they will do what the developers want - residents are meaningless outside our wallets. The Arlington Way is DEAD!