



YIMBYS OF NOVA

yes to people, yes to housing

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April 29, 2026

Long Range Planning Committee
Tenley Peterson, Chair

Dear Members of the Long Range Planning Committee (LRPC),

The YIMBYs of Northern Virginia strongly support the four near-term updates to the Special General Land Use Plan (GLUP) Study process.

We recognize the Special GLUP Study is a necessary tool for adapting our land use to modern needs, particularly when existing planning guidance is obsolete or insufficient.

While we ultimately advocate for comprehensive planning reforms that vastly accelerate development, we strongly back these near-term refinements because they will remove administrative friction and deliver more homes faster right now. Streamlining this process is especially vital for major transit-oriented developments such as the 1401 Langston Blvd project proposing over 1,700 new homes. Timely processing this proposal is essential to hitting critical project milestones such as a Summer 2027 County Board approval.

We urge the Committee to champion all four of the following updates:

- **Hybrid Tier I-II Review:** Establishing an intermediate pathway for smaller sites or properties with straightforward conditions is a common-sense reform. By scaling the level of staff analysis and LRPC discussion to a site's actual complexity, we can advance viable housing projects to the Site Plan Review Committee (SPRC) phase much faster without sacrificing necessary high-level guidance.
- **Streamlined Study Documents:** We fully support focusing Study Documents on the most critical planning elements, such as desired uses and building design. Transitioning away from exhaustive reports toward concise, visually driven documents ensures the LRPC establishes the fundamental vision without getting bogged down in architectural minutiae better suited for the site plan phase.
- **Refined Appeal Process:** Allowing applicants to appeal a staff determination to advance to Tier II is a good option to provide. If a project's land use merits are clear enough to proceed directly to the County Board for a request to advertise,



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applicants should have a defined pathway to seek that approval, preventing redundant studies from consuming valuable staff and community time.

- **Proposal Review Overlap:** Allowing the Special GLUP Study to run concurrently with a preliminary development review can save 2 to 3 months off the critical path. This overlap cuts carrying costs and gets shovels in the ground faster.

We applaud the County for taking a continuous improvement approach to streamline and accelerate projects through the development pipeline. Adopting these four recommendations will be a positive step forward to ensure Arlington's planning framework remains a catalyst for sustained growth that meets our housing needs.

Sincerely,

Arlington Leads of the YIMBYs of Northern Virginia