

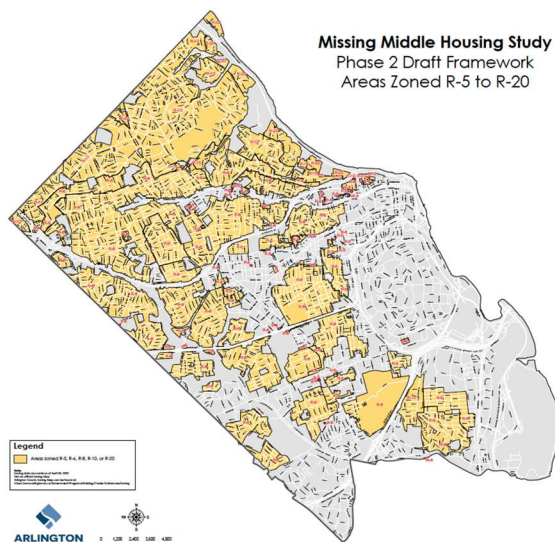
APPROVED 10 May 2022 · 35 (89.7%) YEA; 4 (10.3%) NAY; 1 ABSTENTION

**Resolution to Extend the Missing Middle Housing Framework Public Comment Period
Arlington County Civic Federation
May 2022**

WHEREAS Arlington County has an established General Land Use Plan (GLUP) that allows for existing single-family residences and high-density, mixed-use development along the high-density, mixed-use corridors;¹

WHEREAS Arlington County’s Planning web page states, “Planning decisions are informed by extensive research, professional expertise and *community input*” and “relies on extensive community input. Individual residents can have a say on the decisions that affect their neighborhoods and the County as a whole”;²

WHEREAS on April 28, Arlington County released its proposed Phase 2 Missing Middle Housing Framework document, which is the guiding framework that will facilitate the upzoning of these residential zoning districts — R-5, R-6, R-8, R-10, and R-20 — thus authorizing greater housing density in what are currently referred to as “single-family” neighborhoods countywide;



NOTE: Zoning districts appearing in yellow/gold are the residential districts that will be upzoned under the Missing Middle Housing initiative. Link: https://www.arlingtonva.us/files/sharedassets/public/housing/documents/missing-middle/mmhs_draft_framework_map_april2022.pdf

WHEREAS the impact of the Missing Middle Housing framework and its subsequent upzoning will impact not only housing density but also parking, public school enrollment, stormwater management and tree canopy preservation in residential neighborhoods countywide;

WHEREAS the deadline for public comment and feedback for the Missing Middle Housing framework is May 27, 2022, four (4) weeks from the framework’s release to the public;³

WHEREAS this is a complex initiative, civic associations and other county organizations will require additional time to notify their own members, study the likely consequences of the upzoning, and develop a membership response in order to provide meaningful feedback to the county; and

WHEREAS four (4) civic associations — Arlington Forest, Boulevard Manor, Bluemont, and Glencarlyn, which represent more than 4,000 households in central Arlington — have already shared their concerns

about the inadequacy of the four-week public feedback period for the proposed Phase 2 Missing Middle Housing Framework document;

THEREFORE BE IT RESOLVED, the Arlington County Civic Federation (ACCF) asks the Arlington County Board to immediately request that the County Manager extend the public review period for the Missing Middle Phase 2 concept plan to September 30, 2022—to make it possible for civic associations and other community organizations to have sufficient time to assist in disseminating Missing Middle Housing Framework materials to their own members, to meet with and pose questions to staff, to analyze and understand the potential impacts on their neighborhoods, and to provide meaningful feedback before the framework is finalized.

END NOTES

¹ Arlington County Planning web page (accessed 5-2-2022)

<https://www.arlingtonva.us/Government/Projects/Planning>

² Arlington County Planning web page (accessed 5-2-2022)

<https://www.arlingtonva.us/Government/Projects/Planning>

³ “Missing Middle Housing Study: Expanding Housing Choice, Phase 2 Analysis and Draft Framework” presentation, dated April 28, 2022: https://www.arlingtonva.us/files/sharedassets/public/housing/documents/missing-middle/mmhs-phase-2-public-presentation_final_04.28.pdf