



May 3, 2024

Mr. James Lantelme  
Chair, Melwood Special GLUP Study LRPC  
Arlington County Planning Commission  
2201 Clarendon Boulevard  
Arlington, Virginia 22201

Re: Melwood Special GLUP Tier 2 Study Comments

Dear Mr. Lantelme and the Members of the County Board,

The Aurora Highlands Civic Association (“AHCA”) by vote has adopted the following recommendations regarding the Tier II Special General Land Use Plan Study Document:

1. Reject the Study
2. Preserve the Public Use of This Site
  - a. A school or public use like a library or community center should be considered NOT zoning the site residential. The Deed States it is for “School Use Only.”
3. Reject the proposed structure and consider the alternate example provided by AHCA
  - a. Environmental/Tree Canopy, appropriate Size, and Historic Preservation must be prioritized
4. Delay all Special GLUP Studies until the County completes the Study required on the process as requested by the County Board in January 2024.

Some of our greatest concerns include not only the process, but also the size and scope of the buildings allowed by the proposed rezoning; the precedent; the loss of public designated land; the lack of green space anticipated by both options presented by the Study; the failure to preserve a historic building; and the study relying on “important policy considerations” which “include a need for more affordable and equitable housing” even though there is no covenant or promise from the Applicant to build affordable or equitable housing and there is no affordable land use designation only residential.

Residents have been very vocal about their concerns with this specific location and information has been scarce with the Applicant declining to meet with AHCA to clarify what services will actually be offered at this building, despite its current use permit for the site requiring a formal continuing neighborhood liaison. All residents wish to be welcoming to Melwood, and have spent years working with its predecessors Linden and the Sheltered Occupational Center, but without open dialogue and information from Melwood and without an appropriately sized proposal, AHCA membership, in large numbers, has repeatedly voted not to support the Applicant’s land use designation and rezoning request.

We have worked tirelessly to engage you and help you understand the concerns of our neighborhood. We hope you will listen and review this document as well as the others we have

sent. Attached is a memo from Stacy Myer, AHCA Zoning Chair & First Vice President, regarding the Tier II Study as well as a presentation .

Sincerely,

A handwritten signature in blue ink, appearing to read "Rachel Hicks", with a large, sweeping flourish extending to the right.

Rachel Hicks AHCA President & AHCA Executive Board

CC: Mark Schwartz, County Manager  
Sara Steinberger, Chair, Planning Commission  
Samia Byrd, Director, CPHD  
Matt Mattauszek, Planner, CPHD  
John Ford, President, Arlington County Civic Federation  
Arlington County Board

Attachments: Aurora Highlands Civic Association (AHCA) Melwood GLUP Tier II Study  
Comments

AHCA Presentation regarding Melwood GLUP Tier II Study