

2008 - GLUP POLICY CITES SECTOR PLANS AND NEIGHBORHOOD CONSERVATION PLANS

Both Sector Plans and Neighborhood Conservation Area Plans were central to the 2008 GLUP Resolution, the Resolution that underlies the Special GLUP Amendment process - as both Sector Plans and Neighborhood Conservation Area plans are listed in the Resolution as the long range planning documents that provide guidance to the county regarding zoning and therefore areas not appropriate for Special GLUP Studies.

http://arlington.granicus.com/MetaViewer.php?view_id=&clip_id=654&meta_id=49254

2011 - 2401 WILSON SPECIAL GLUP STUDY REJECTED BECAUSE IT WAS IN R-6

The very first Special GLUP Study subsequent to the 2008 GLUP Resolution was 2401 Wilson in 2011, and it was rejected **specifically because it included a single family neighborhood zoned R-6** just like 750 23rd Street. The report on the 2401 Wilson GLUP amendment application cited the following reasons for the rejection

- 1) because of the “GLUP policy to preserve and enhance existing single-family and apartment neighborhoods”
- 2) “only in rare instances has the County changed the GLUP designation of Low Residential to higher designation”
- 3) site was in a “Neighborhood Conservation Area” (Lyon Village)

https://www.arlingtonva.us/wp-content/uploads/sites/31/2014/08/GLUp-Study_Wilson-Blvd_Final-Memo.pdf

The county planning documents have numerous references to the protection of low-density areas including:

- GLUP Section 4.0 Items 1 & 4.
- GLUP Section 5.1.2 that specifically calls out the Aurora Highlands Neighborhood Conservation Area
- GLUP Section 5.4
- Historic Preservation Master Plan Goal 3
- GLUP Section 6.2 Crystal City Sector Plan, 22 references including tapering to the residential neighborhood

2017 – UPZONING IN RESIDENTIAL NEIGHBORHOOD CONSERVATION PLAN & GLUP IGNORED

Per the February 11 email, at a minimum:

2017 - 11th & Vermont (Ballston Virginia Square)
2017 - Washington & Kirkwood (Ballston Virginia Square)
2021 - Pershing Drive (Lyon Park)
2022 - Courthouse West (Clarendon-Courthouse)
2023 - Sunrise North Glebe (Glebewood)

2025 – MELWOOD SPECIAL GLUP STUDY

The Melwood Special GLUP Study omitted references to the Aurora Highlands Neighborhood Conservation Plan which specifically addressed 750 23rd Street. It omitted the precedent set in the very first Special GLUP Amendment application - rejection because it was in a single-family neighborhood zoned R-6, and it omitted the references in the GLUP, the Historic Preservation Master Plan and the Crystal City Sector Plan that all speak to the protection of single-family neighborhoods.

The Aurora Highlands Civic Association, in its very first correspondence regarding the Melwood GLUP Study, March 2022 informed the county of the relevant zoning guidance of C-1 / R-6, the Crystal City Sector Plan, and the Aurora Highlands Neighborhood Conservation Plan. It therefore could not have an oversight that the Neighborhood Conservation Plan and other references to protection of low-density areas were omitted from the Melwood GLUP Study. The GLUP Study the County Board accepted last year was flawed, it was not objective as it only included options the Applicant would accept and it omitted relevant planning guidance.

The Melwood Site Plan Application is therefore also flawed as it also relies on the Study. County Board members also rely on the expertise of staff to provide the accurate history and relevant policy in order to make an informed decision. How can the County Board make informed decisions when relevant policy is omitted? Given the above, it seems it would be prudent for the County Board to re-assess the process before taking any further action on the application especially as it has implications for every low-density neighborhood in Arlington.