

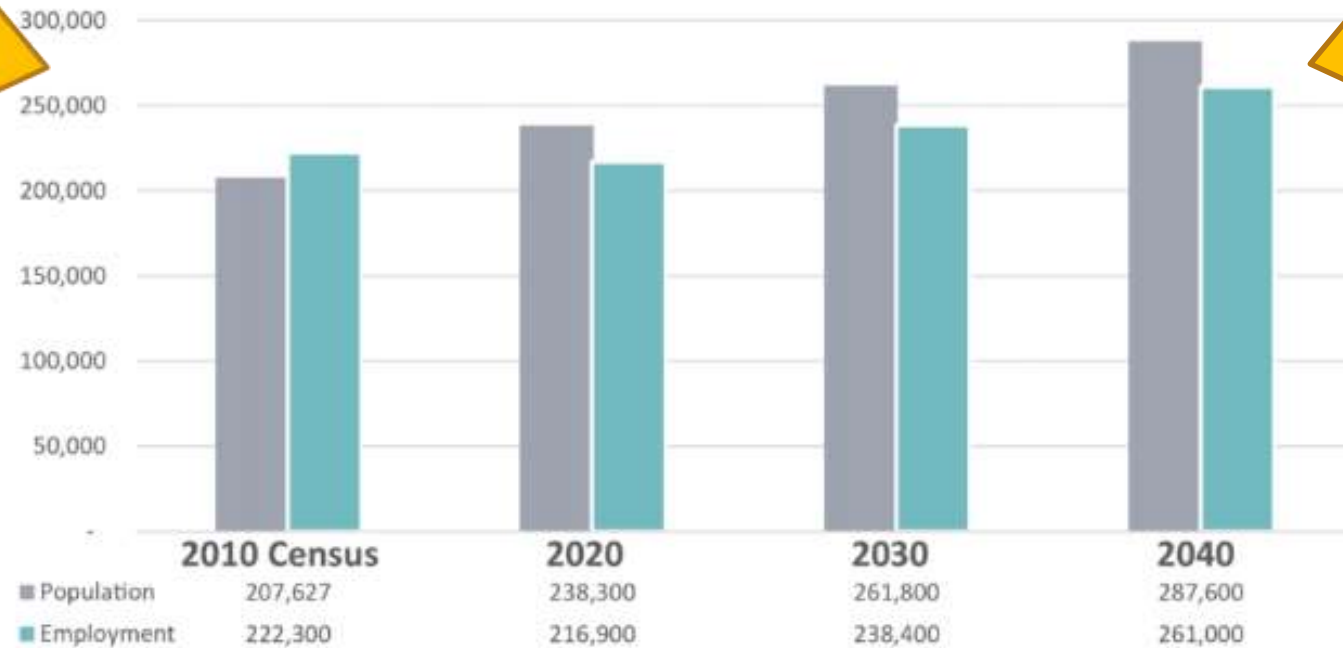


A Community-Based Approach to Development

Peter Rousselot, ASF Member

ARLINGTON POPULATION & EMPLOYMENT FORECASTS

Forecasts
BEFORE
Amazon
Announcement



Must We Accept
These Numbers?
Are We Hostage
to Developers'
Pressure?

Source: Arlington County, CPHD, Planning Division, Round 9.1 Forecast.
Preliminary Totals - To be approved by MWCOCG October 2018.

FOR EVERY NEW RESIDENT

The average taxpayer
subsidy per
Arlingtonian

Over \$850

**ON WHAT REASONABLE
BASIS CAN ARLINGTON
PROJECT ENHANCED
REVENUE TO OFFSET
SUCH COSTS?**

<u>SOURCE</u>	<u>PER CAPITA¹ EXPENDITURES:</u>
County-wide average	\$4207.04
Education only*	\$2135.09
All other expenditures	\$2071.95
	<u>REVENUES:</u>
County-wide average	\$3,356.98
Real Property	\$3381.51
All other sources	\$1075.47
Net Fiscal Impact	-\$850.06

¹ Source: The Stephen S. Fuller Institute at the Schar School, George Mason University p11

*2018 Fuller estimate based on \$18,015 expenditure per pupil based on enrollment of 26,405

2016 VORNADO REALTY TRUST LETTER TO SHAREHOLDERS

“JBG SMITH will own a large land bank of developable land comprised of over 22.1 million square feet of potential development density, which we view as a long-term driver of JBG SMITH’s growth.

This pipeline has the potential to double the size of JBG SMITH and make JBG SMITH the fastest growing real estate company in the nation. We expect that JBG SMITH will be a **major developer of multifamily assets** and that over time its mix of assets will become more balanced between office and multifamily.”

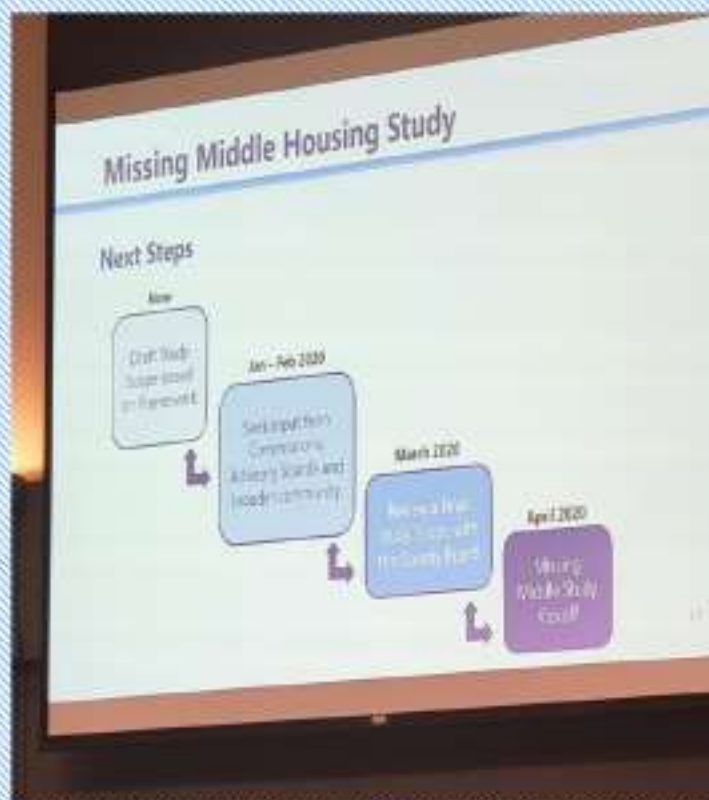
How Should Arlington do It?

- County leaders say “we are not doing Minneapolis,” but have not defined outcomes
- County leaders say we need a “new type of housing” but not why, where, what types, and for whom
- County leaders cannot demonstrate if/how MM promotes affordability
- County leaders have not indicated MM impact on schools, parks, roads, services, taxes
- **ASF seeks an objective comprehensive study, including no upzoning if merited**

Arlington Short Timeline - Irreversible Change

3 phases – “building understanding, focused study, implementation”

- MM announced - Dec 17 board meeting
- Resident survey and county board briefings March 2020
- Kickoff April 2020
- Process through late 2021



What Missing Middle May Mean in Arlington

- 1) More density in neighborhoods;
- 2) Reduced setbacks;
- 3) More impervious surface;
- 4) Taller height limits;
- 5) More on-street parking;
- 6) 6000sq.ft. cutup McMansion



The County Says Missing Middle will be Affordable

- New SFH's cost \$1.8 million
- A duplex will demand \$2.2 million, a triplex more
- Single units will NOT be affordable
- Land prices will rise, pushing out lower-income and eroding diversity
- Prof. Michael Storper has shown trickle-down effects don't apply to our kind of market
(<https://voxeu.org/article/we-cannot-build-our-way-out-inequality>)



Do we need a “new type of housing” if we have them already – what are implications of new construction?

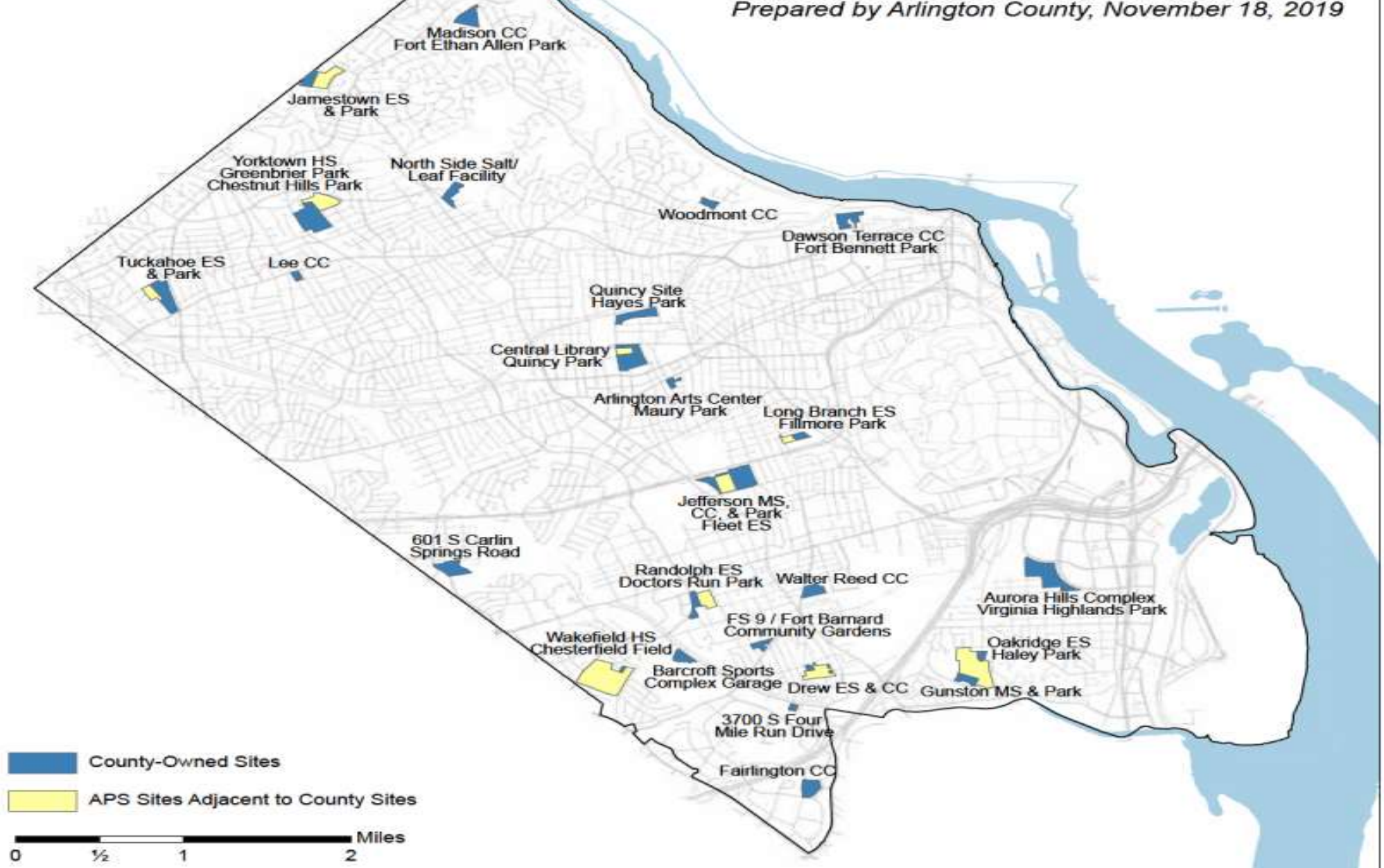
Let's inventory “existing middle” housing. Duplex in Ashton Heights



Isn't “existing middle” cheaper than new stock? Here in Green Valley



Attachment 1
Public School Siting Options
Prepared by Arlington County, November 18, 2019



UPDATED: Boil Water Advisory In Effect After Large Water Main Break

ARLnow.com November 8, 2019 at 7:15am



13. Sinkhole caused by large water main break (staff photo by Jay Westcott)

◀ 1/8 ▶

(Updated at 3:45 p.m.) A large water transmission main serving Arlington ruptured early this morning amid falling temperatures, prompting major closures.

The water main break was first reported around 4:30 a.m. on the Arlington side of Chain Bridge. The northern end of N. Glebe Road, a portion of Chain Bridge Road and Chain Bridge itself were all expected to remain closed throughout the morning rush hour as a result.

Corona Virus Prevention in Arlington County



[APS Anonymous](#) started this petition to Arlington Public Schools and [1 other](#)

Wakefield High School has gone through numerous issues with building infrastructure ever since the building was constructed. More than often, our toilets don't flush (unsanitary), our sinks don't work (we need to wash our hands at least 20 seconds to prevent COVID-19), our PA system malfunctions (even though this happened once during a drill, one malfunction can put all of our lives at stake during an emergency) , and our drinking water comes out in an array of colors. Arlington Country has been denying vital functions of our school long before the COVID-19 outbreak. Now that there has been numerous cases reported in Northern Virginia, one of which reported within our district in Crystal City, students and parents believe that Arlington is not taking the necessary precautions to keep their kids safe. The purpose of school shutdowns are to PREVENT further outbreak, and we are not going to sit here and wait for one of our peers to get infected before we see action. Please sign this petition to help push towards a school shutdown before it is too late.

346 have signed. Let's get to 500!



[Kara Blank-Gonzalez](#) signed this petition

Falls Church, 22046
United States

Display my name and comment on this petition

[Sign this petition](#)

By signing, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#), and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time.

**The County says we
must act now, but...**



**... if planning for schools,
transportation, and services
came first, might we see the
costs push us toward other
solutions?**


Personal Property Damage - 2019



Intersection of N Kennebec & 11th Street

Source: News Channel 7. July 8, 2019

OUR LOCAL ECOSYSTEMS UNDER PRESSURE: FLOODING, SHRINKING NATURAL RESOURCES

- **45%** impervious surfaces on land in Arlington
- **9 acres** of permeable surface lost every year
- Development adds impervious surfaces the size of the Pentagon every 3-4 years.
- Vegetation and tree loss increases runoff
- With climate change  increased vulnerability to flooding and heat island effect

How Would County Accelerated Development Square with Preserving Crucial Natural Resources in Climate Change Environment?

Ask Arlington County to:

- **State the goals and rationale –**
 - **Why need more “types” and more people?**
 - **What is “Missing Middle” Income level?**
 - **How achieve Affordable or MM Housing in this market?**
- **Publish effects of MM programs adopted elsewhere, particularly budget, infrastructure, and environmental impacts**
- **Solicit and publish meaningful citizen input rather than artificial “surveys” that assume the “need for something” to be done**
- **Avoid accelerated development until we have answers**

Questions? asf.virginia@gmail.org
www.asf-virginia.org