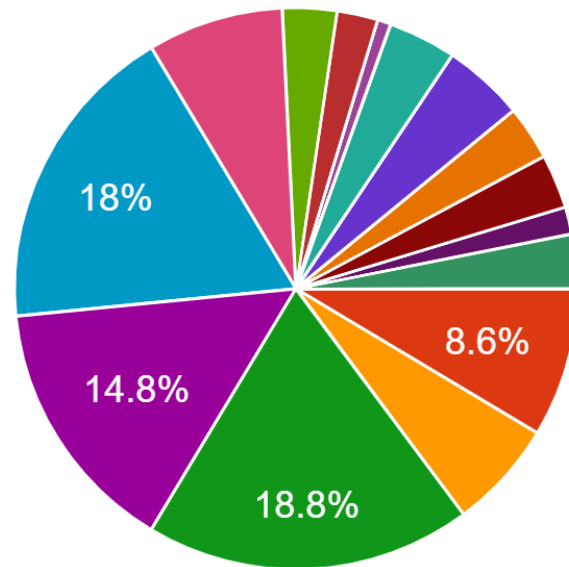


# GCA Upzoning Survey Results

September 2022

Please select the Street Name you reside on

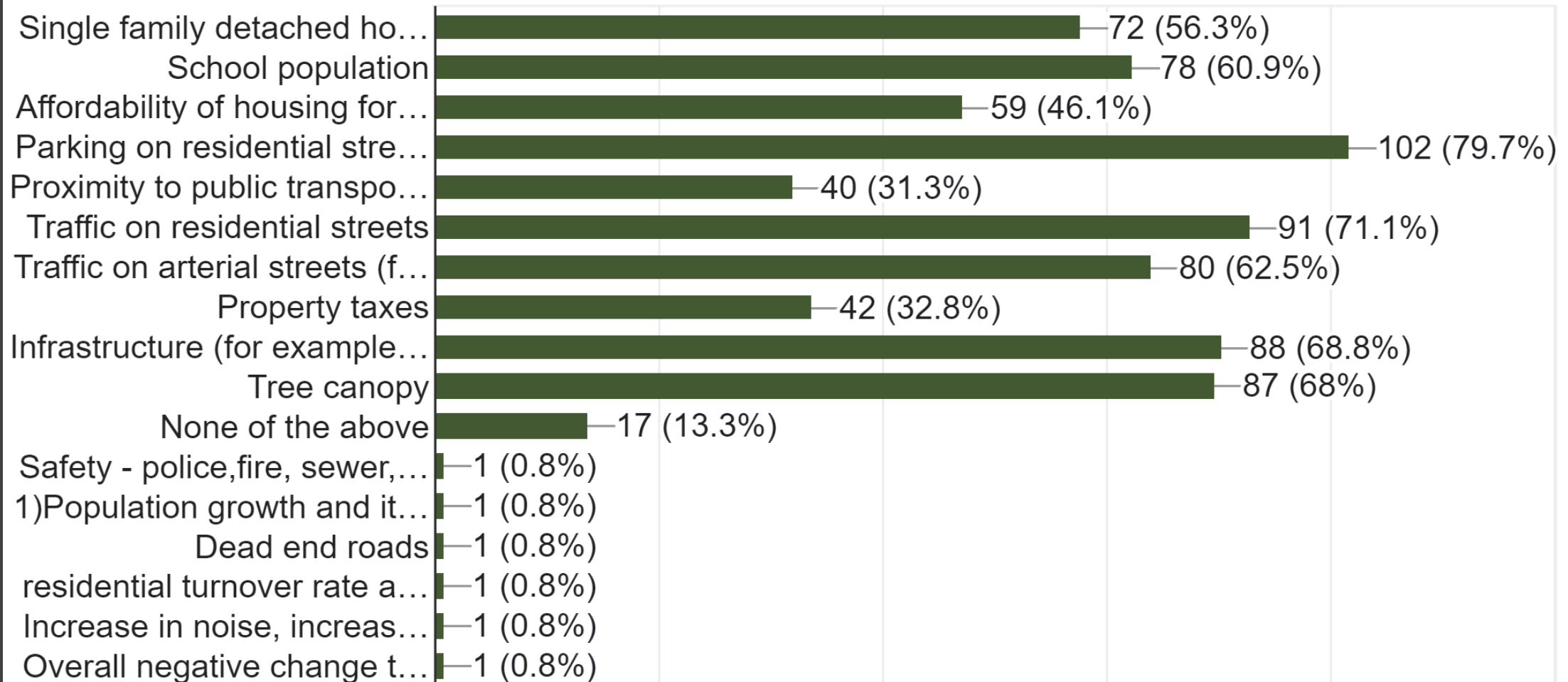
128 responses



- 1st St. N.
- 1st St. S.
- 2nd St. S.
- 3rd St. S.
- 4th St. S.
- 5th St. S.
- 5th Road S.
- 6th St. S.

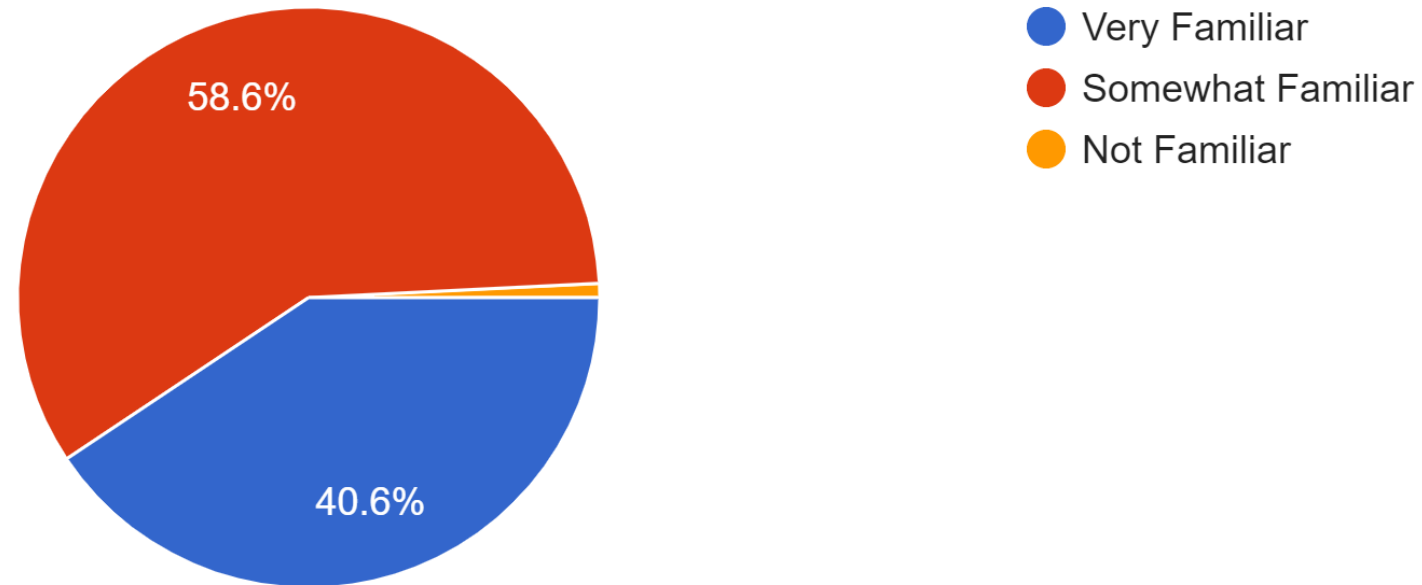
Options for Selection: Please mark ALL topics shown below where you think the potential impacts have NOT been appropriately evaluated by the Cou...sing Middle Housing Study's proposed changes.

128 responses



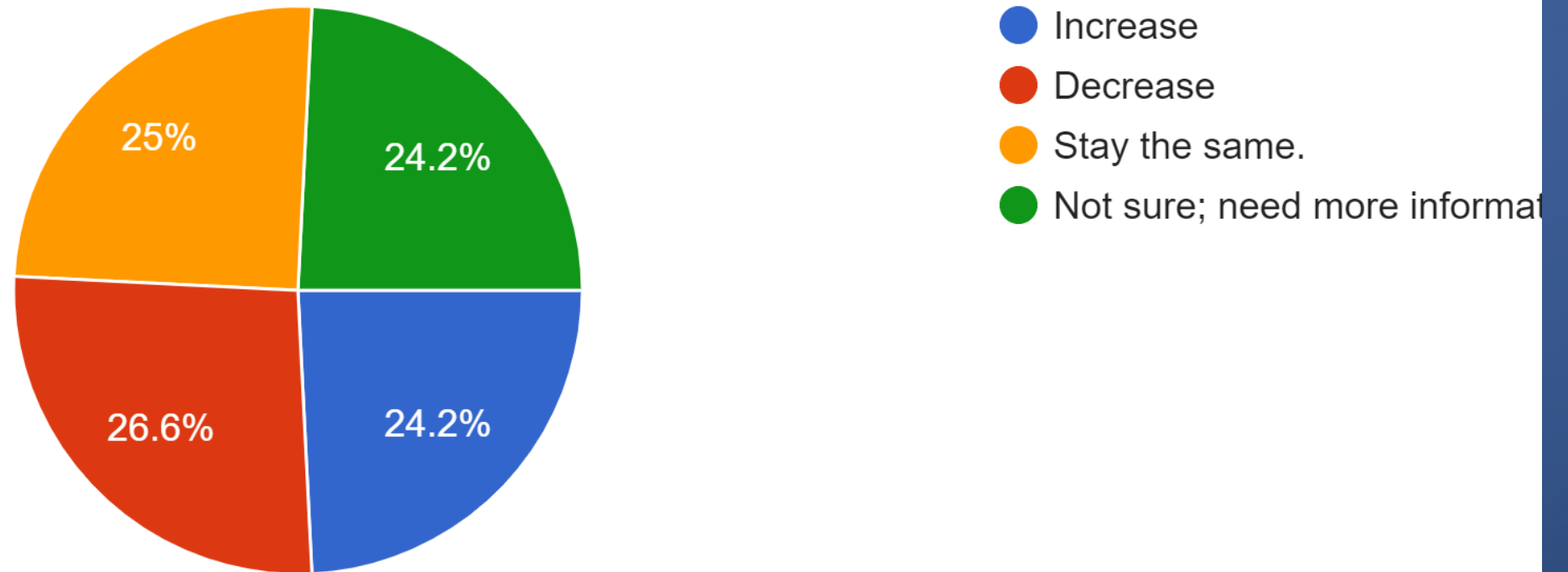
1. How familiar are you with the County Board's Missing Middle Housing Study proposal to eliminate single family detached home zoning and all... three per lot) to be built in all neighborhoods?

128 responses

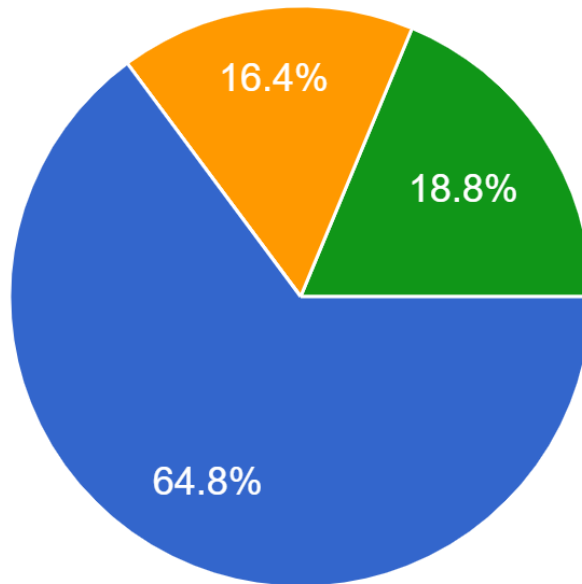


2. Compared to the current rate at which home values are increasing in our neighborhood, think the Missing Middle Housing Study proposed changes will cause the rate to:

128 responses



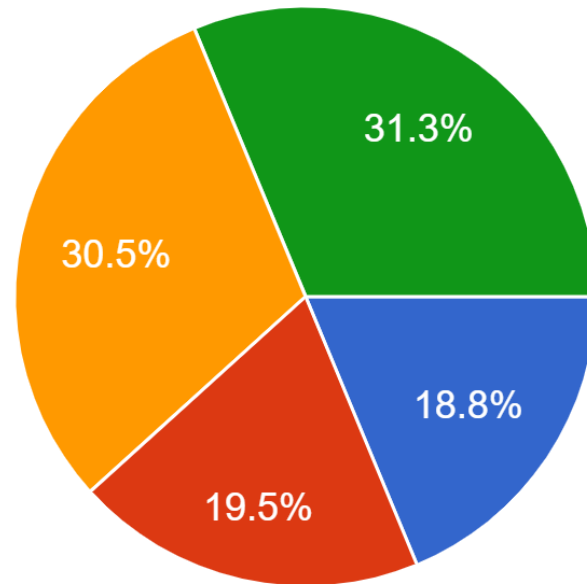
3. Compared to current student-to-teacher ratios (class size reports can be found here <https://www.apsva.us/statistics/class-size-report...> sing Middle Housing Study proposed changes will:  
128 responses



- Increase students per teacher
- Decrease students per teacher
- Not affect Student-Teacher Ratios
- Not sure; need more information

4. Based on your knowledge of public sector workers (teachers, firefighters, police, government employees) currently living in our neighborhood, wh...er of public sector workers living in Glencarlyn?

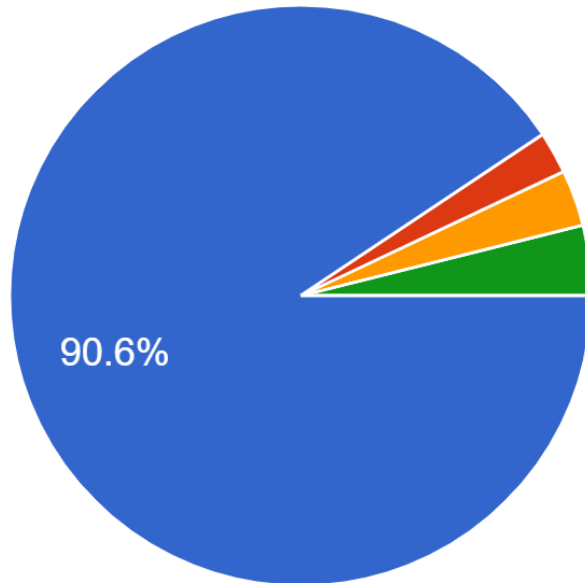
128 responses



- Increase public sector neighbors
- Decrease public sector neighbors
- Not affect public sector neighbors
- Not sure, need more information

5. Compared to current levels of on-street parking in our neighborhood, do you think the Missing Middle Housing Study proposed changes will:

128 responses

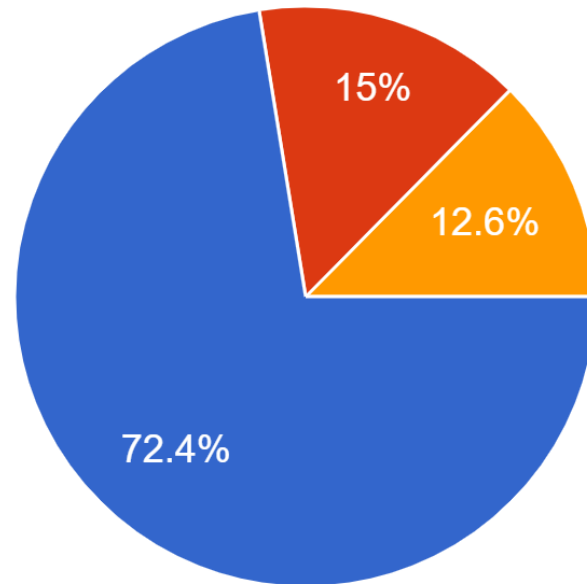


- Increase the number of on-street parked vehicles
- Decrease the number of on-street parked vehicles
- Not affect the number of on-street parked vehicles
- Not sure; need more information



6. The Missing Middle Housing Study proposes changing the onsite minimum parking requirement to .5 onsite parking spaces per unit (1 space per d...). Do you think the minimum requirement should:

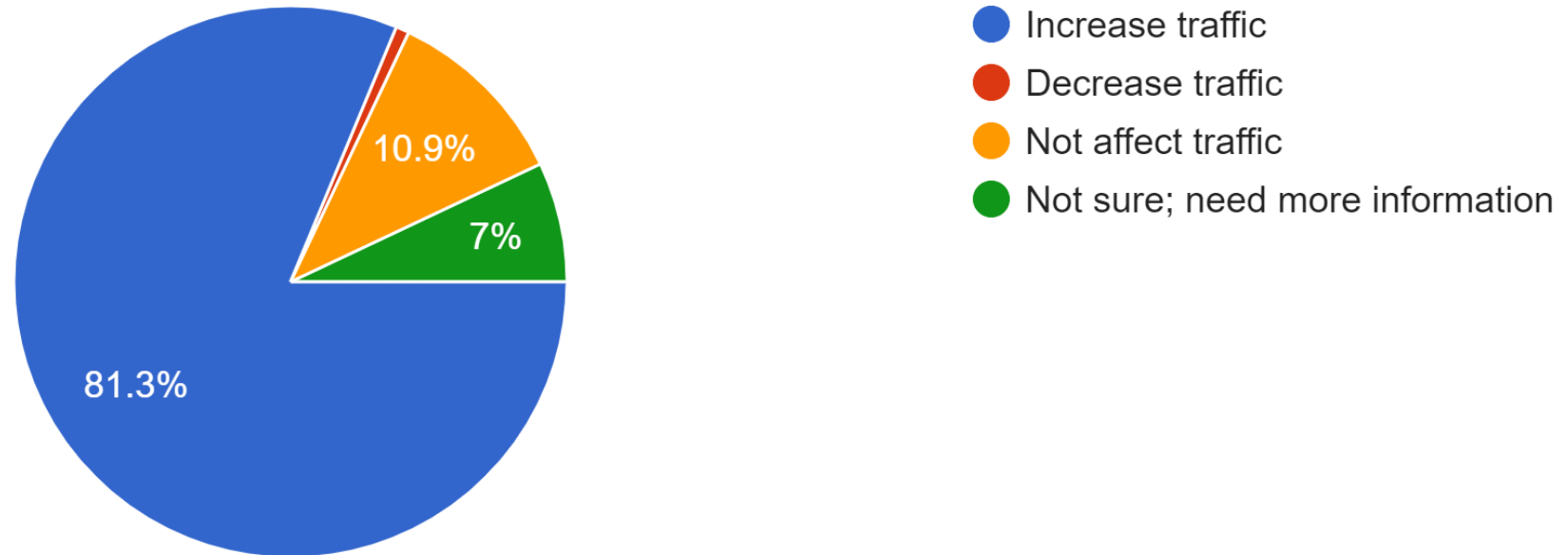
127 responses



- Remain at one onsite parking space per unit
- Be reduced to .5 onsite parking spaces per unit
- Not sure; need more information

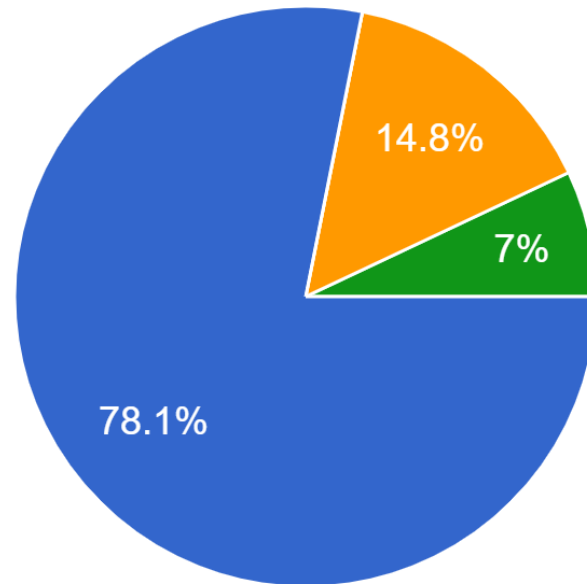
7. Compared to current or pre-Covid levels of traffic, do you think the Missing Middle Housing Study proposed changes will:

128 responses



## 8. How do you think the Missing Middle Housing Study proposed changes will affect the tree canopy in our neighborhood?

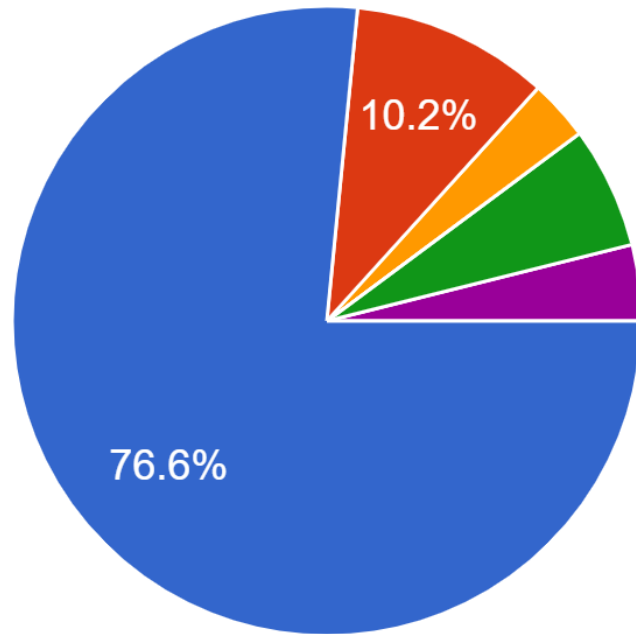
128 responses



- Decrease tree canopy
- Increase tree canopy
- Have no effect on tree canopy
- Not sure; need more information

9. After careful consideration of all of the information available, which statement best describes your position on the Missing Middle Housing Study proposed changes?

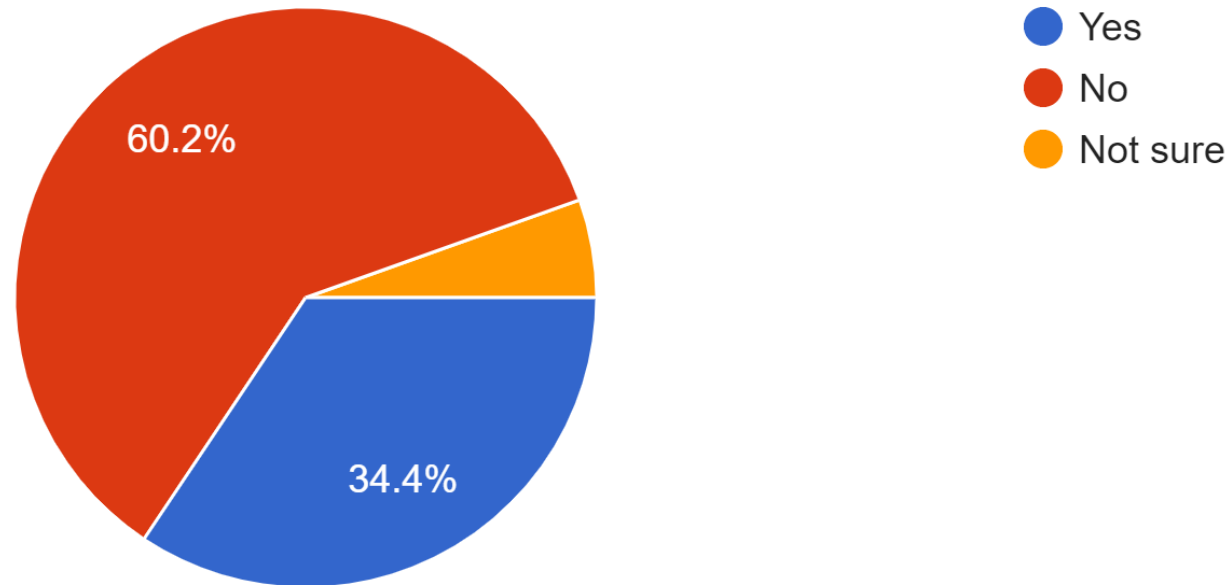
128 responses



- I support Glencarlyn Remaining a neighborhood of primarily single-family detached homes with accessory swelli...
- I support rezoning to permit duplexes and tri-plexes in Glencarlyn
- I support rezoning to permit multiplexes up to 4 units in Glencarlyn
- I support rezoning to permit multiplexes up to 8 units in Glencarlyn
- Not sure; need more information

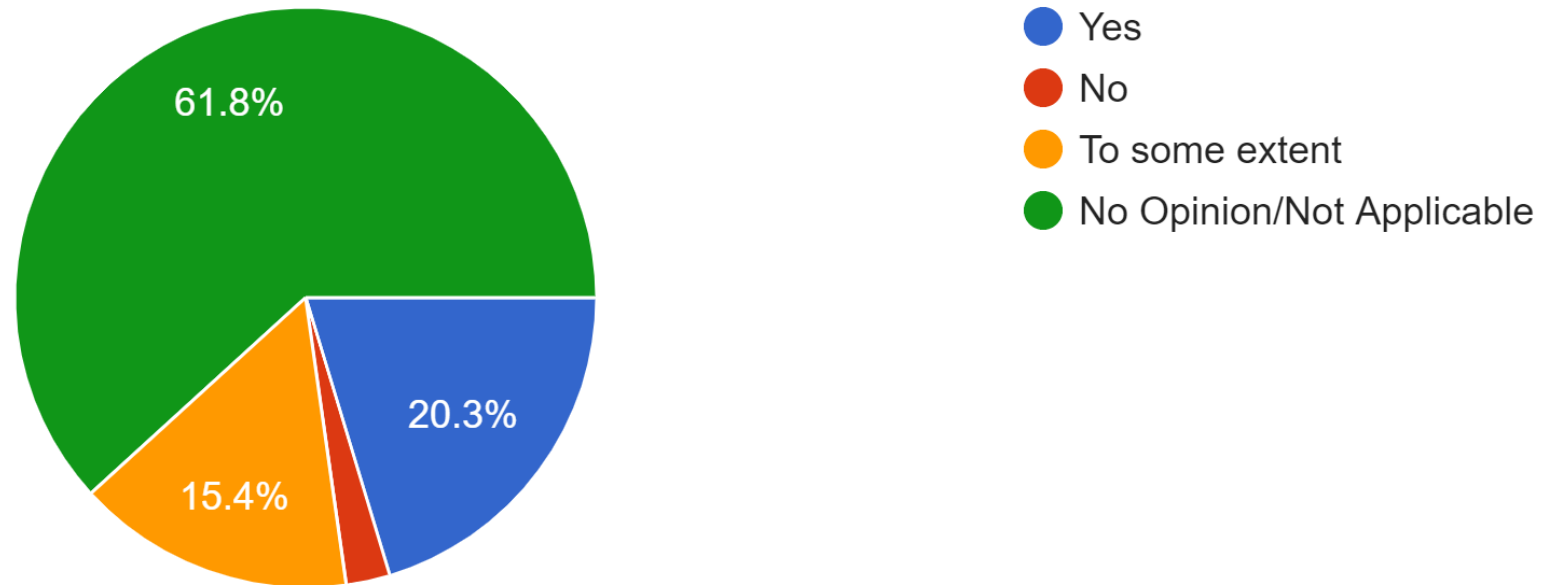
## 10. Did you participate in any County-sponsored activities related to the Missing Middle Housing Study?

128 responses



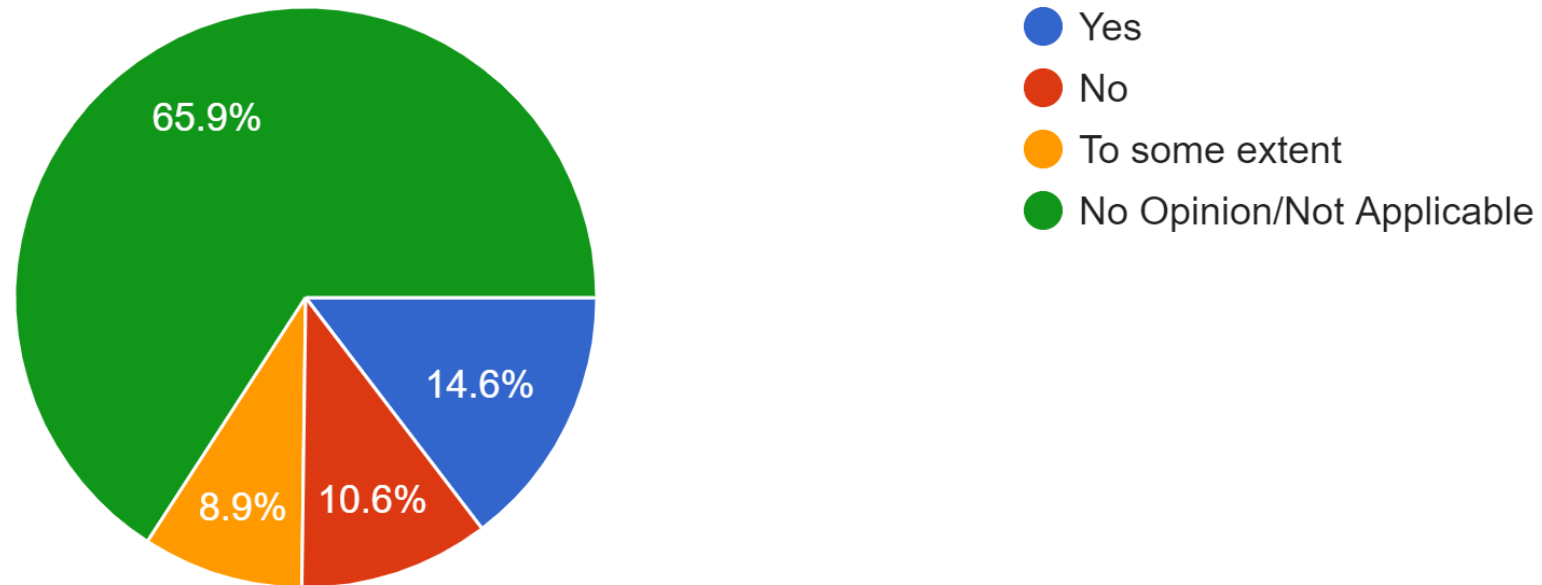
11. If you participated in County-sponsored activities related to the Missing Middle Housing Study, did they help you to understand the proposed changes?

123 responses

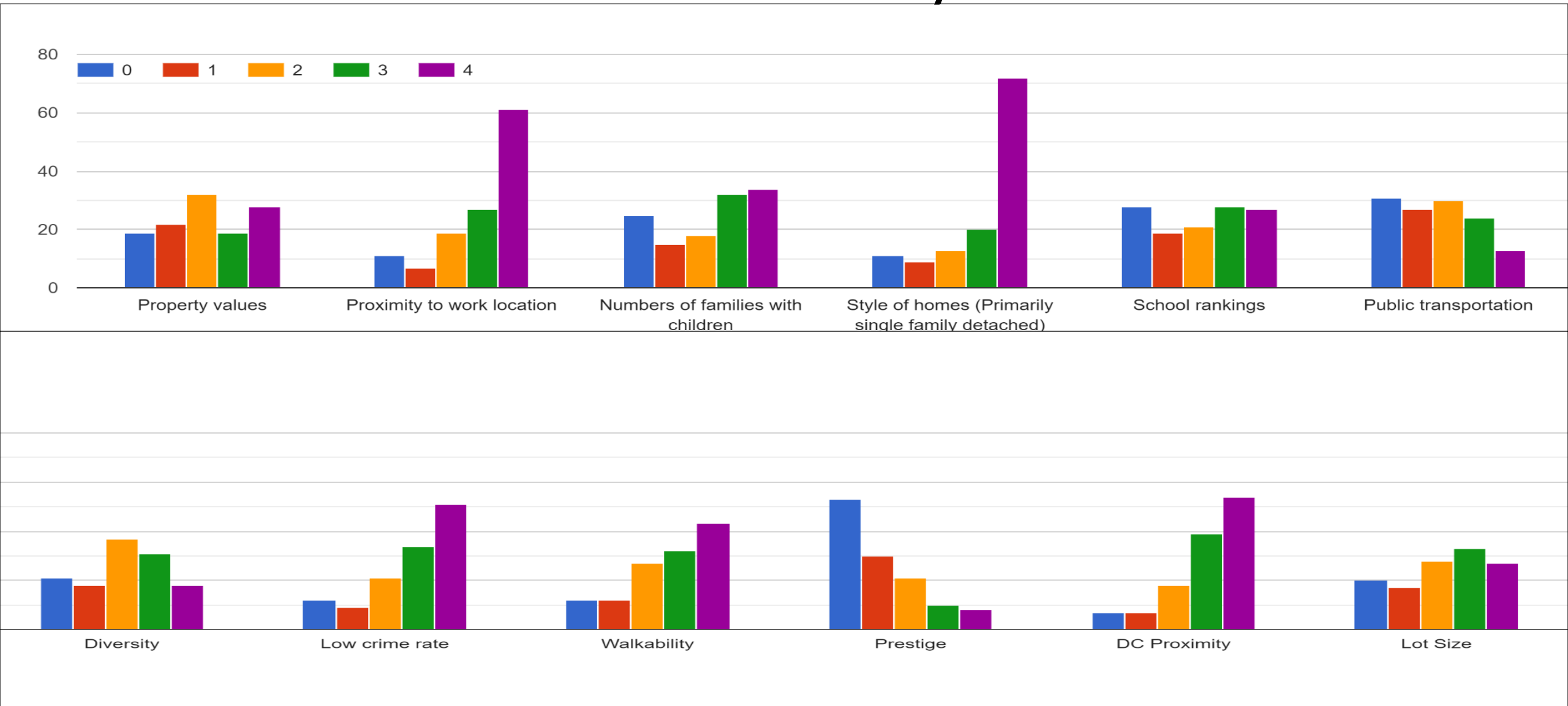


12. If you participated in County-sponsored activities related to Missing Middle Housing, did they allow your opinions to be heard?

123 responses



# Reasons You Chose Glencarlyn:





## Supplemental Comments on “Reasons You Chose Glencarlyn”

- Community - communities are built and Glen Caryln has a strong community that will be affected by parking, traffic,schools,trees - our community values why people move to GC.
- The items listed above ARE not community items.
- Proximity to Glencarlyn Park (4)
- Carlin Hall and other historic features of neighborhood (4)
- Proximity to library (4)
- Eclectic mix of housing types, ages (3)
- historic significance and charm of neighborhood, location to parks, parking, safety for children biking and walking in neighborhood.
- Glen Carlyn Park (dog park, picnic pavilions, playground and trails), wildlife, low population and traffic noise, quiet neighborhood, library, close proximity to stores of diverse cultures.
- Affordable Housing for me personally 4   Minimal drive through traffic 4
- The overall "village" feel of the neighborhood 4
- Sense of community-4
- Familiarity with neighborhood and affordability - (4)
- Glencarlyn is a quiet, well maintained, single family residential neighborhood -- 4
- Knew some neighbors (4); affordable (4)
- comity of the neighbors
- It was a neighborhood, next to a park, where my children could safely play in the streets of the neighborhood and in the park with minimum supervision and grow up in an uncrowded environment, in basically a forest setting. And they did. They loved every minute of Glencarlyn.
- Sense of community and 'small-town' feel. Knowing my neighbors. Tree canopy and nature.
- Adjacent to the park, with abundant nature and nature center (4), Abundant tree canopy and naturally maintained yards (4), The pre-school and library (4), The quiet and calm village-like environment (4) Neighbors who also care about all of these amenities (4)
- County amenities (Parks, bike trails, library),sense of community
- the uniqueness of my home

## Supplemental Comments on “Reasons You Chose Glencarlyn”

- Near parks, charm, community association and activities, library, schools factored into my decision. I chose SFH vs townhouse in Shirlington for lot size, yard, privacy
- Affordable, nearby park, low taxes
- Safe, access to parks, quiet streets, neighborhood charm
- Hi community engagement
- We moved here for the high school but will stay for the park, green space and tree canopy
- House we bought was affordable for our family of 5 when purchased in 1985.
- Well established neighborhood (4)
- I chose to move away from DC and pay the price I did specifically and only to reduce the density of people around me to support my mental health. Nice bait and switch. In addition, the plan indiscriminately to permit multi family construction will mean fewer people will be able to afford single family homes as even midsize homes will be viewed as tear downs by developers. Anyone who can calculate both a construction budget and the sale price of new construction can tell that at a glance.
- 4-architectural variety; 4-library; 3-community garden; 3-streets dead-end into park
- Green spaces and big old trees and library and parks and homes with nice gardens, GlenCarlin Day— all 4
- Proximity to work and DC, walkability, low crime, diversity
- Space to live and not have neighbors right on top of each other!
- proximity to Glencarlyn Park 4
- Proximity to parks 4
- 4 - Access to parks
- library, access to nature via the parks, access to bike trails
- Proximity to Glencarlyn park and bike trails. Proximity to the branch library and Carlin Hall.
- Neighborhood engagement
- Friendly, close to parks
- Proximity to family and friends

## Supplemental Comments on “Reasons You Chose Glencarlyn”

- Glencarlyn is already a middle priced neighborhood with lovely, average sized single family houses. Why would we allow these affordable middle sized to be torn down and replaced with multi family units that would ruin the yards and crowd the streets while giving no price advantage. This proposal makes no sense whatsoever. If they want to designate small carefully chosen areas for rezoning that may make more sense.
- Proximity to parks: 4. A house we could (just barely) afford: 4. Regarding diversity--I have always wished that Glencarlyn were more diverse. I am hopeful that Missing Middle Housing will bring greater diversity to our beautiful neighborhood!
- Proximity to library and Glencarlyn Park/W&OD. We had actually been open to a duplex when we were house-hunting but there weren't very many on the market. Duplexes and other multi-family units add a nice variety and while it may increase traffic or class sizes, the population is growing and that's inevitable, and overall it's better for population increases to happen closer to where all the infrastructure and public transit is, which is here in Arlington. I would love to see the GCA take a more measured approach to help educate everyone on it rather than being so aggressively against it.
- Proximity to Glencarlyn park
- The small house we bought was literally the only house we could “afford” to buy in Arlington that was still habitable. We were lucky not to compete with developers (house was for sale by owner) because we would have been outbid. We are so lucky to live in GC, but it was the last standing affordable family neighborhood in 2017 (not anymore). We couldn't afford to live here if we had to buy today. That said, I don't see how this plan will address housing costs, make property more affordable, or be at all sustainable. It will profit developers and cost residents on quality infrastructure and green space. Affordable housing is a huge issue, but this won't help. Markets, which are benefit from a history of social inequality and which are driven by profits, do NOT address affordability or the social inequity. This is market incentives 101.
- Close to where I was renting previously. Close to dog park and bike trails.
- Glencarlyn Park 5, Glencarlyn Library 5, Community Spirit 5, Caring Neighbors 5
- Close to park and trails

## Supplemental Comments on “Reasons You Chose Glencarlyn”

- We moved in as renters and bought primarily because of the congeniality and community feel of the neighborhood and of the then affordability of Glencarlyn for government workers and lower and mid-level professionals like me and my husband. I would give neighborliness and affordability a 4 each. Glencarlyn was then a place for the middle that is now missing. It no longer is, and if we were the same young people wanting to move in again today, we couldn't afford to--although I am sure we could afford a duplex or triplex here. Before the Missing Middle proposal came out, I was wondering what could be done to keep our house from being torn down for yet another large house when we sold it. Now, if it is to be torn down, I would like it to be replaced by a duplex that could give other families like ours an opportunity to enjoy the neighborhood.
- proximity to public spaces like the nature center and bike/walking trails
- The value of the property I purchased
- Proximity to parkland
- Proximity to a wooded park (5); Only one through street which insulates the neighborhood from excessive traffic (5)
- Space offered by only single family homes
- A real neighborhood with trees, schools, diversity, and park nearby.
- SURROUNDED BY PARKLAND
- Proximity to library, park, and schools
- Proximity to bike trails
- I think this survey misses one important factor - it is unclear to me how this change really helps increase affordable housing, but I am supportive in general of increasing access and I don't think the neighborhood will be worse off with duplexes. I would hate for this to devolve into the Nimbyism nonsense we are seeing all over the country. The question is, is this a sensible solution to increased housing opportunities poor middle income individuals who do not have access currently, and is it done in a sane way? I would like to hear the county board speak to that, as well as to speak to how developers have been involved in the study
- Park/Nature Center, W&OD access, trees
- Proximity to the park and trails; I was also outbid on condos by all-cash buyers when looking for a home
- Location next to Park woods and bike trail; and insulation from commuter traffic (4)
- Diversity of single family home, diversity of income levels and demographics (4)