



Arlington County Civic Federation

The Civic Voice

The Newsletter of the Arlington County Civic Federation
December 2024 | Volume 109 | Number 04

Get Engaged with Your Community!

Arlington County is buzzing with opportunities to make a difference, and the Arlington County Civic Federation (ACCF) is your gateway to action. From shaping policies on housing and schools to championing arts, parks, and public services, there's a Committee for every passion. Join us at this month's General Membership meeting on December 10th to connect with neighbors, share your voice, and learn how you can help shape the future of Arlington. If you're ready for the next level of civic leadership, join a [Committee](#) by emailing your interest [here](#).

This edition covers:

- A preview of upcoming ACCF engagements with Arlington County leadership
- Recap of our November meeting with links to documents presented
- A dive into General Land Use Planning (GLUP) and Site Use Planning
- A draft resolution on a 'Residential Housing Tracker' that would request that Arlington County define and track housing needs through 2040
- Additional committee updates & General Membership meeting details

Don't miss out—your ideas and energy are what make Arlington thrive!

President's Message

Dear CivFed members,

On behalf of your Civic Federation Board of Directors, I want to wish for each of our members a happy and safe holiday season. Over this period and into the new year, our schedule just got busier! I'll look ahead and explain the changes below.

Upcoming on December 10 at 7:00 p.m. in the Hazel Auditorium at Virginia Hospital Center is our annual session with Arlington County Manager Mark Schwartz.

While we have opportunities for engagement with Mark at roundtable sessions through the year and at our annual Board of Directors meeting with him each June, this is our only regular engagement with him when our entire organization is invited and involved. Given the challenges the county faces, this meeting is always interesting and informative. I urge you to join in person if you are able to do so.

We will also receive a general security update from Deputy Police Chief LaTasha Chamberlain.

In January and February, after discussions with members of the incoming Arlington County Board, we have made some changes to our schedule.

The County Board, including newly elected member J D Spain, will convene for its annual organization meeting on the evening of Monday, January 6. A highlight of these meetings is the presentation by each board member of their plans and hopes for the coming year. It's a very good introduction to the county's agenda for 2025.

We will not be holding our January business meeting at that time, however. Instead, we have agreed to join a more focused, more interactive meeting in February. Your Civ Fed board and the County Board will hold a joint work session in the County Board room on Wednesday, February 26 from 7:00 - 9:00 p.m.

While that session will be live-streamed, I urge all Civ Fed members who are able to do so to attend this meeting. This is a unique opportunity, and we look forward to engaging with them on the key issues now facing the county and community.

Meanwhile, we will hold a general membership meeting at Virginia Hospital Center on Tuesday, January 14 from 7:00 – 9:00 p.m. We will keep you posted on our agenda for that meeting, as well as details about meetings in February as they are developed. We will also host a general membership meeting as scheduled on Tuesday, February 11.

Please note these schedule changes on your calendars.

A reminder that all Civ Fed members, whether delegates, alternate delegates or members, are most cordially invited to attend all of our meetings, including those mentioned above.

See you next Tuesday!

Best,
John Ford
President

December General Membership Meeting

Meeting Agenda

- 7:00 - 7:05 p.m. Call to order and [November minutes](#) review
- 7:05 - 8:20 Discussion and Q&A with County Manager Mark Schwartz
- 8:20 - 8:40 Resolution on Residential Housing Tracker - discussion & vote
- 8:40 - 8:50 General Security Update with Deputy Police Chief LaTasha Chamberlain
- 8:50 - Preview of ACCF's upcoming engagements with Arlington County Board
- 9:00 Adjourn

Location: Hazel Auditorium, Virginia Hospital Center

Date: Tuesday, December 10, 2024 @ 7:00 PM

Invitation: Delegates, Alternate Delegates, others associated with member organizations, and the public are invited to attend this meeting.

Delegates: All requests for delegate swaps with alternates must be submitted to the secretary@civfed.org by **Sunday December 8th** at 12 noon. No exceptions.

Options for attending the meeting:

1. **In-Person** (Delegates, Other Guests): No registration is needed to attend in-person.
2. **Facebook Live** (Other Guests): No registration is needed to watch the live stream which can be found on the [ArlCivFed Facebook page](#).
3. **Zoom** (Delegates): Registration is required ([link](#)) by Monday, December 9 at 12 noon. After registering, you will receive a confirmation email containing information about joining the meeting. The Zoom passcode is 123456, but if you use the links provided after you register you will not have to enter it.

Keep reading this newsletter for details on Virginia Hospital Center parking and access instructions.

November General Membership Meeting Outbrief

by Matt Gloudeman, CivFed Secretary

Our membership meeting addressed some of the most critical impacts of comprehensive planning in Arlington County. We included time for the audience to add their thoughts and suggestions, with membership involvement in the discussion a priority. Presentations included:

1. **Comprehensive Plan and General Land Use Plan (GLUP) Principles Context**, presented by Nicholas Giacobbe, Vice President, ACCF. The presentation can be found [here](#).
2. **Comprehensive Planning, Housing and Development (CPHD) 2024 Work Plan Highlights**, presented by Jackie Snelling, presenting on behalf of the Planning and Zoning Committee. The presentation can be found [here](#).
3. **Framework for Comprehensive Plan and GLUP Review**, presented by Brian Harner, Chair, Planning and Zoning Committee. The presentation can be found [here](#).
4. **Expanded Housing Options (EHO)**, presented by Bill Fogarty, with Arlingtonians for Welcoming and Inclusive Neighborhoods (ArlingtonWINS) and Jon Ware, with Arlingtonians for a Sustainable Future (ASF). The presentations can be found [here](#) and [here](#).
5. **Lot Coverage Reform**, presented by Bill Richardson, Chair of the Lot Coverage Sub-committee. His presentation can be found [here](#).
6. **Site Plan Examples:**
 - [NV hospital Center](#), presented by Michael Bruce
 - [Melwood](#), presented by Stacy Meyer
 - [Clarendon Presbyterian Church](#), presented by Jason Harrier

We also made meaningful progress on two ACCF Committee resolutions. First, we **voted on the Public Services Committee Resolution on Climate Adaptation**.

- A motion was made to approve the Public Services Committee Resolution on Climate Adaptation, that was reviewed in the October GM meeting, shared with member organizations, and updated based on ACCF Committee feedback. The motion was moved, and seconded. The Resolution on Climate Adaptation was approved by acclamation (Yeah = 39, Nay = 2, Abstain = 5). The approved resolution can be found [here](#).

Then, we presented the **Housing Committee Draft Resolution on a Residential Housing Tracker**

- A Draft Resolution on a Residential Housing Tracker was presented by Anne Bodine and Matt Hall, Housing Committee Co-chairs. The draft resolution can be found [here](#). The President accepted the resolution and indicated that it would be considered at the December General Membership meeting. Any comments or suggested changes should go to Anne Bodine and Matt Hall at housing.chair@civfed.org before November 25th, the newsletter deadline.

We also received a briefing from Arlington County's Chief of Police, Charles Penn, on Arlington County's election and inauguration security preparedness.

- Charles Penn, Arlington County Chief of Police, provided a debrief on Arlington County's security activities throughout the November 5th national election and reviewed Arlington County's security preparedness for the January 20th Presidential inauguration.

Meeting Video Link: [Arlington County Civic Fed \[ACCF\] \(Arlington County Civic Fed \[ACCF\] \(vimeo.com\)](#)

Please contact Matt Gloudeman, secretary@civfed.org, with any questions.

The Subcommittee on the General Land Use Plan and Site Plan Review

by Jack Spilsbury, GLUP and Site Plan Sub-committee Chair

The CivFed Planning and Zoning GLUP and Site Plan Subcommittee will meet on Tuesday, Dec 17 at 7:30 to identify work plan priorities and share concerns over County zoning and site proposals.

Registration Link: <https://us06web.zoom.us/meeting/register/>

The agenda for this inaugural meeting of the subcommittee is:

1. Brief presentations by interested CA's on current County zoning and site proposals to densify and alter critical neighborhood characteristics. See links above presenting three presentations from the November 2024 CivFed meeting.
2. Discussion and documentation of common issues to pursue including recent proposals threatening decades of policies to preserve low density neighborhoods.

Background: The Planning and Zoning subcommittee on the General Land Use Plan (GLUP) is collecting information on Civic Association (CA) level experiences with the GLUP process for changing the GLUP and or zoning for a site and for the site plan process. We're starting with documenting experiences, and we are inviting participation by all interested CA leaders and any other interested members to discuss their experiences and recommendations for improvements. If you are willing to give us a brief update on your work in this area, we would greatly appreciate it. We want perspectives and advice from all of you. Please contact us at glup.sc.chair@civfed.org.

If you are interested in participating in the work of the GLUP Review subcommittee, please join or contact Jack Spilsbury at glup.sc.chair@civfed.org with any questions.

Empowering Communities in Site Planning: A Strategic Guide

Submitted by Michael Bruce, President of Waycroft Woodlawn Civic Association

Site planning presents exciting opportunities for communities to shape their neighborhoods' future. This guide reveals insights into how residents can effectively participate in the development process and ensure their voices are heard.

Understanding the Process. Development planning involves multiple stakeholders, including developers who submit preliminary plans and work with county staff. While well-resourced developers often employ land use attorneys to navigate the system, communities can level the playing field through strategic engagement.

Effective Community Strategies. Smart monitoring of local real estate news sources like the Washington Business Journal helps communities stay ahead of developments. Understanding the Site Plan Staff Report template enables productive engagement with CPHD staff, SPRC members, and county board members.

Innovative engagement approaches include: Creating private agreements with developers, Establishing memorandums of understanding with developers and constituencies, and Strategic lobbying during county board Open Office Monday meetings. An example of an Engagement Letter is [here](#).

Critical Post-Approval Challenges. Even after site plan approval, developers can make changes outside the public process by having the Zoning Administrator approve modifications without community input. Also, staff by practice avoid citations for site plan violations, preferring to work it out with the developer; this leaves no public record of site plan violations.

Recommendations for Community Action. Demand Transparency by requesting early access to draft site plans. Insist on comprehensive public meetings in order to address plan inadequacies. Build strong community Strategic Alliances to engage developers before formal hearings. Develop written "Statements of Engagement" with developers to bring community-negotiated agreements to county hearings. Practice Persistent Advocacy by attending Open Door Monday meetings, and scheduling one-on-one meetings with board members and senior staff.

Path to Success. Through strategic engagement and persistent advocacy, communities become powerful voices in local development. By building relationships and maintaining active participation, residents can significantly influence the evolution of their neighborhoods.

Stay informed, stay engaged, and remember: your community's voice matters.

Public Safety Subcommittee Meeting on December 5th

Submitted by Mike McMenamin, Chair

Join us on Thursday, December 5 at 7:30pm for an update from our guest speaker, Deputy Chief Giroux, who leads the Criminal Investigation Division. Chief Giroux will discuss crime trends, staffing recruitment and retention, and the license plate reader program currently under consideration by the Committee.

Register at:

https://us06web.zoom.us/meeting/register/tZIVcuuqqT4uG9W7HdgcvcayuaQz_1k5PIXfp

If you have any questions, please contact the Committee Chair, Mike McMenamin, at public.safety.sc.chair@civfed.org.

Housing Committee Update

Submitted by Anne Bodine, Housing Committee Co-chair

The Housing Committee will meet December 19 at 6:30-8:00 pm and will feature a presentation by the [Tenant Landlord Commission of Arlington](#) on their upcoming 2025 priorities.

We will be joined by TLC member (and Housing Committee member) Kirit Mookerjee who will introduce Commission President David Timm to discuss the commission's mandate, accomplishments of 2024 and outlook for the coming year.

Registration Link: https://us06web.zoom.us/meeting/register/tZAqf-ygqzwpHN1VaXeCZU4PI2sCot_40qaX

ACCF Housing Committee Draft Resolution on Residential Housing Tracker for Membership Consideration and Comment

Sponsored by the Housing Committee Chairs Anne Bodine and Matthew Hall
housing.chair@civfed.org

RESOLUTION: [RESIDENTIAL HOUSING TRACKER](#)

DRAFT: 29 OCTOBER 2024

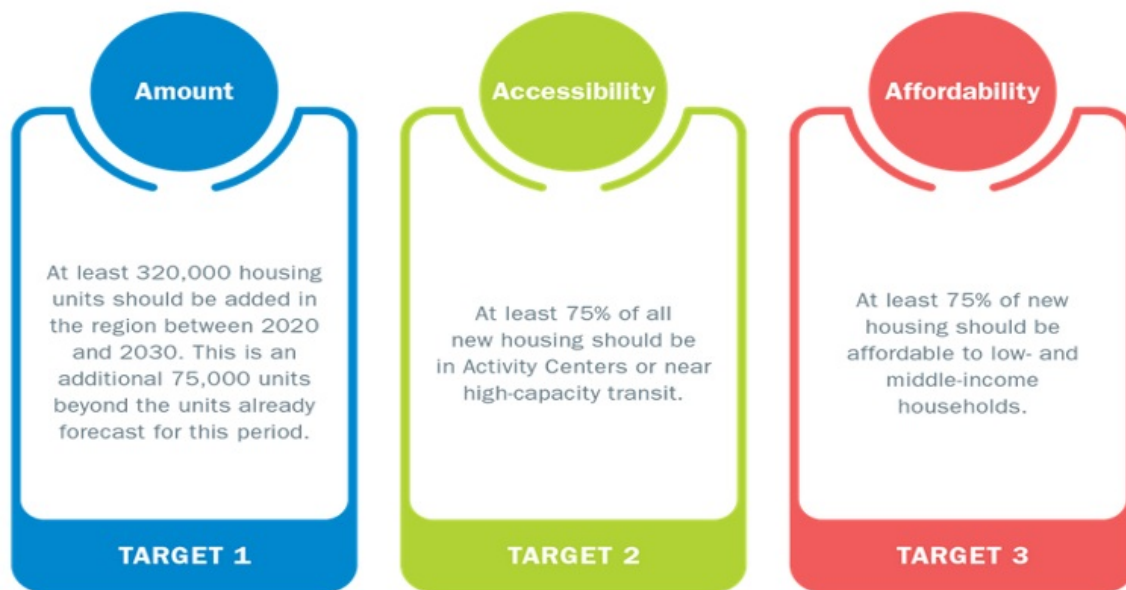
Resolution by the Housing Committee of the Arlington County Civic Federation (ACCF) to be introduced at the 12 November 2024 ACCF Membership Meeting and voted at a date to be determined. Committee Co-Chairs Matthew Hall and Anne Bodine housing.chair@civfed.org

Residential Unit Tracker

WHEREAS Arlington County officials cite our **housing crisis** as well as objectives of its [Affordable Housing Master Plan of 2015](#) in its approach to most policies relating to preservation and production of housing units in Arlington County.

WHEREAS Arlington County, [which makes up .75% of the MWCOG policy area](#) and participates in the [MWCOG 2020-2030 regional housing production goal](#) process for establishing its share of the regional housing market needs (chart below depicts suggested breakdown of housing affordability and transit accessibility as percentages of the total goal):

2030 Housing Targets



Read more about the targets in COG's report, [The Future of Housing in Greater Washington](#), and learn how COG is building on this work through its [Region United Planning Framework](#) for 2030.

WHEREAS Arlington County is guided by its **AHMP implementation plan**, [the most recent iteration of which was published in 2022](#); and which shows a surplus of units at 50% of AMI and above (at then current levels) and a deficit of units below 50% of AMI (at then current levels);

		Renter Households	Rental Units	Surplus/(Deficit) of units by affordability
Income and Affordability Level	Up to 30% AMI	8,077	1,585	(6,492)
	30% to 50% AMI	5,210	2,197	(3,013)
	50% to 60% AMI	3,332	3,597	265
	60% to 80% AMI	6,075	13,655	7,580
	Above 80% AMI	36,395	38,055	1,660

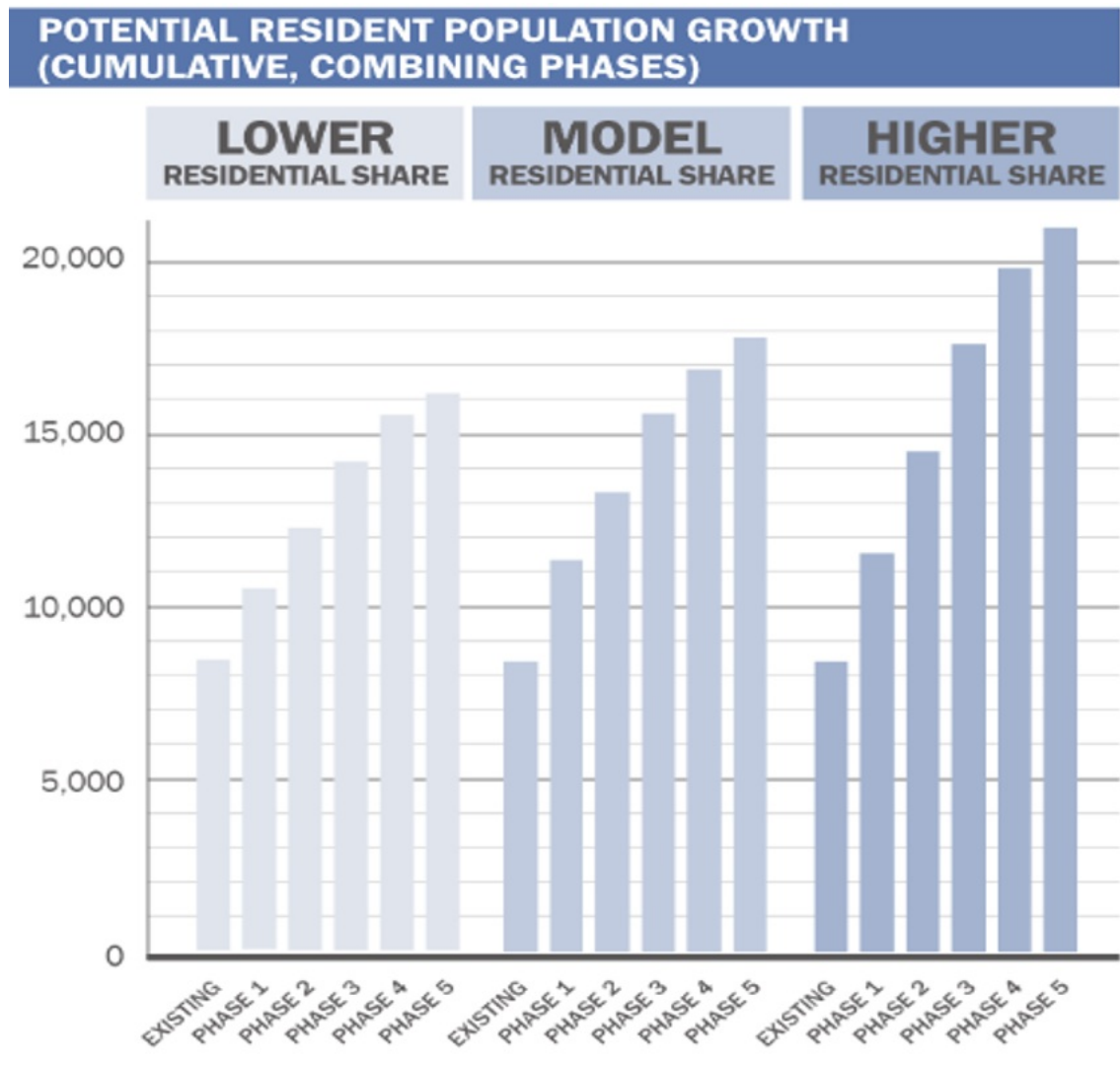
Source: 2016-2018 American Community Survey (microdata)

WHEREAS Arlington County has taken numerous policy steps since 2005 to increase housing production, to include the [Affordable Housing Ordinance of 2005](#);

WHEREAS Virginia HB 2046 signed on March 27 2023 requires Virginia localities over 3,500 to submit annual reports to the State summarizing their “housing policies, ordinances, or processes affecting the development and construction of housing.” ([HB 2046 Statewide housing needs assessment and plan](#) (Bill language and history))

BE IT RESOLVED that the ACCF calls on Arlington County Board to define the housing needs through 2040 as [Arlington’s share of MWCOG regional goals, including specific numbers that must be at 50% of AMI and below (see [AMI rates effective April 2024 here](#)) to clarify housing production potential with current zoning and land use, and to establish yearly goals for housing preservation and production to meet needs identified in the AHMP implementation and other housing

goals outlined in the General Land Use Plan. (See sample projections on attached pages from 2023 Pentagon Sector plan p. 27. (NOTE: The Pentagon City Plan has been revised since original passage, but the modeling from the original plan is illustrative of ways to track potential yield from all new zoning and land use amendments.)



POTENTIAL RESIDENT POPULATION GROWTH (NEW POPULATION BY PHASE, NON-CUMULATIVE)

EXAMPLE TIMEFRAME	EXAMPLE REDEVELOPMENT SITES	TOTAL EXISTING & APPROVED FLOOR AREA AS OF NOV 2021 - ALL USES	LAND USE MIX	TOTAL RESIDENTIAL FLOOR AREA	RESIDENTIAL SHARE OF NEW FLOOR AREA FOR PHASE	DWELLING UNITS
Existing		13,395,000		6,016,000	n/a	5,380
Phase 1 (exclusive of existing)			Future - less residential, more office	1,448,000	60%	1,320
Near-term	> Brookfield	2,414,000	Future - as modeled	2,108,000	87%	1,920
	> RiverHouse south of 15th Street S					
	> Simon garage redevelopment on 12th Street S corridor		Future - more residential, less office	2,245,000	93%	2,040
	> Regency Care additional building					
Phase 2 (exclusive of existing)			Future - less residential, more office	1,289,000	57%	1,170
Near-term	> RiverHouse between 13th and 15th Streets S	2,261,000	Future - as modeled	1,402,000	62%	1,280
	> Simon infill sites along S Hayes Street, Army Navy Drive		Future - more residential, less office	2,103,000	93%	1,910
Phase 3 (exclusive of existing)			Future - less residential, more office	1,443,000	57%	1,310
Mid-term	> RiverHouse north of 13th Street S	2,531,000	Future - as modeled	1,631,000	64%	1,480
	> FRIT/Westpost parking lot infill development		Future - more residential, less office	2,354,000	93%	2,140
Phase 4 (exclusive of existing)			Future - less residential, more office	848,000	50%	770
Mid-term	> Infill or redevelopment on portions of Simon property	1,696,000	Future - as modeled	908,000	54%	830
			Future - more residential, less office	1,509,000	89%	1,370
Phase 5 (exclusive of existing)			Future - less residential, more office	493,000	35%	450
Long-term	> DEA site redevelopment	1,430,000	Future - as modeled	660,000	46%	600
			Future - more residential, less office	772,000	54%	700
Combined Existing + Phases 1-5			Future - less residential, more office	11,538,000	50%	10,400
	Total floor area reflects demolition of some existing space	23,727,000	Future - as modeled	12,726,000	55%	11,470
			Future - more residential, less office	15,000,000	65%	13,540

Assumptions include: Average residential unit area 1,100 gross square feet; 1.54 residents per unit; 100% unit occupancy. Actual phasing of development may vary.

2024-2025 Board of Directors

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Director at Large, [Ron Haddox](#)

ACCF PUBLIC INTEREST COMMITTEES

- Arts and Culture – Co-Chairs Tina Worden and Sandi Chesrown
- Diversity – Chair TBD - if interested contact bod.orgdev@civfed.org
- Environmental Affairs – Chair Mary Glass
- Housing – Co-Chairs Anne Bodine and Matt Hall
- Legislation – Chair Paul Holland
- Parks and Recreation – Chair Cory Giacobbe (Parks)
- Planning and Zoning – Chair Brian Harner
- Public Services – Chair John Ford
- Revenues and Expenditures – Chair TBD
- Schools – Chair Todd Truitt
- Transportation – Chair TBD - if interested contact bod.orgdev@civfed.org

Any delegate, alternate delegate, or member of a member organization may participate on any public interest or support committee. Please contact the applicable committee chair, point-of-contact, or President John Ford if you are interested in participating on ACCF committees.

[Link to Committee Website](#)

Interested in being an Arlington County Civic Federation Delegate?

The Arlington County Civic Federation was founded in 1916. Today, it has 80+ member organizations dedicated to advocacy and community involvement. The Federation membership reflects the broad array of interests and talents found in the County and is open and welcoming to all groups within Arlington, firmly believing that a broader range of groups creates better problem-solving outcomes for Arlington and its residents. Our purpose continues to be promoting the general welfare of Arlington County and its vicinity in a non-partisan, non-sectarian, non-sectional, and non-political manner.

Arlington County Civic Federation delegates enjoy the full benefits of participation, voting, and serving in Civic Federation leadership positions. If your organization is a member of the Civic Federation, ask if it has open slots for delegates. If it is not a member organization of the Civic Federation, encourage it to join. Here is a link to our website for more details.

joinus@civfed.org

[The Civic Federation's Website](#)

CivFed Calendar FY2025

December, January, and February

- 12/8 – CivFed Board Meeting (Note: this meeting is being pulled forward by 1 week)
- 12/10 - General Membership Meeting
- 12/17 - Planning and Zoning GLUP and Site Plan Subcommittee Meeting
- 12/19 - Housing Committee Meeting
- 1/14 – General Membership Meeting
- 1/22 – CivFed Board Meeting
- 2/11 - General Membership Meeting
- 2/26 – Annual Work Session with the Arlington County Board (Note: this is moved from original plan of 1/2)

Virginia Hospital Center Hazel Auditorium Parking and Access Instructions for General Membership Meetings

Reminder: Parking passes will be provided. Meetings are held in the 'Conference Center' depicted on the map below.

The VHC Director of Security has advised CivFed that we should begin to park in Parking Garage C (map below). You can then walk across to the Oncology entrance and gain admittance until 8 p.m. **After the meeting, you MUST EXIT via the Women's and Infant lobby.**

ENTER (until 8 p.m.): Zone C Ground floor Oncology entrance (only open until 8 pm, Monday-Friday)

- Sign into the visitor kiosks (**need driver's license each time**)
- Get visitor sticker and wear at all times when inside the hospital
- Take a right at the double doors by the visitor kiosks
- Take a right at the single door
- Go to elevators and take to lobby floor
- Exit elevators and go left to hall directly behind welcome desk in lobby
- Take a left at the single door and continue down the hall toward a set of double doors
- Go through double doors and go right
- Conference center auditorium is directly ahead

ENTER or EXIT (24/7): Zone C first floor Women's and Infant lobby entrance (please use this entrance to exit after 8 pm, open 24/7):


- Sign into the visitor kiosks (**need driver's license each time**)
- Get visitor sticker and wear at all times when inside the hospital
- Walk to hall directly behind the welcome desk in the lobby
- Take a left at the single door and continue down the hall toward a set of double doors
- Go through double doors and go right
- Conference center auditorium is directly ahead



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