

**Arlington County Board Consideration of Agenda Item  
#39, July 16, 2022 Courthouse West General Land-Use  
Plan**

County Manager Recommendation on Proposal: Adopt the resolution to authorize advertisement (Attachment 1 of the staff report) of public hearings by the Planning Commission on September 7, 2022, and County Board on September 17, 2022, to adopt the **Courthouse West Special General Land Use Plan Study Document**, as shown in Attachment 2 (of the staff report). In addition, adopt the resolution **to authorize advertisement (Attachment 3 of the staff report) of future public hearings by the Planning Commission and County Board** at a time concurrent with consideration of associated rezoning and site plan applications **to consider a GLUP amendment from "Service Commercial" to "Medium" Office-Apartment-Hotel for the area located on the block bounded by Wilson Boulevard, North Cleveland Street, Clarendon Boulevard, and North Danville Street**, as shown in Attachment 4 (of the staff report).

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**ASF Testimony on Agenda Item #39, Courthouse West  
General Land-Use Plan, Arlington County Board Meeting  
July 16, 2022**

Madam Chair, Mr. Vice Chair, members of the board, thank you. I am Anne Bodine and I am speaking to day on behalf of Arlingtonians for Our Sustainable Future or ASF.

ASF is asking that you not amend the GLUP for this parcel at Courthouse from Service Commercial to Medium" Office-Apartment-Hotel. For the following reasons

ASF is concerned that Arlington has not planned adequate services or budgeted for the consequences of a commitment made in 2018, under then current zoning, to allow up to 63,000 more

residents. By 2045. That alone is a significant increase in population.

Since then, the county has authorized bonus density or more intense land use for LEED certified buildings, for senior living complexes, for affordable housing complexes, for two new Amazon campuses, for the new Pentagon City Sector Plan, for the new Clarendon Sector Plan, and is looking at raising height limits in Crystal City and intense infill with Plan Langston Boulevard. **These plans and the Missing Middle effort ask us to accept the same poor logic: that there is no need to plan for large numbers of people that higher land use makes certain.**

Pentagon City plans alone add 12,000 new people. But that area got no community school, no community owned park with a ballfield, no community center. A community is not formed around an Amazon employee park. And the county told residents if they need a school later you would plunk it on top of Virginia Highlands Park!

Every month you approve code exceptions for more infill, massing, setbacks, reduced parking ratios, or penthouses that don't count towards gross floor area. Or the clearing of large trees so Amazon contractors can stage construction material. You pretend that sidewalks in Pentagon City and balconies on Columbia Pike count as greenspace. **This massive gifting to developers and the shortchanging of residents is not sustainable. And it's not even being measured now.**

So ASF asks that you provide for Courthouse West a site-specific fiscal and environmental impact analysis. Only then would we agree to consider upward ratcheting of density.

Thank you.