

February LPCA Meeting Minutes

At the LPCA meeting on Wednesday, February 8th, we held a vote on questions related to the Expanded Housing Options/Missing Middle proposal. We had a total of 5 speakers - 2 in favor and 3 against - prior to taking the vote. I counted 51 neighbors in the room, but as you can see from the totals not everyone voted on every question. The two presiding LPCA officers, Jamie Seward and Kathleen McSweeney, did not cast any votes.

RESULTS OF THE LPCA VOTE

How many attendees at the meeting are:

- A Homeowner in Lyon Park - 44
- A Renter in Lyon Park - 4
- A young adult living with family/friends – 0

1. Do you support the current proposal to amend the Arlington County Zoning Ordinance (ACZO) to establish regulations for Expanded Housing Option (EHO) Development for properties zoned R-20, R-10, R-8, R-6, or R-5 to allow up to six dwelling units to be built on a lot?

Vote: Yes - 6 No - 43, Abstain – 0

2. If you oppose the current proposal, would you support the Zoning changes if the maximum number of units allowed is four units instead of six?

Vote: Yes - 2 No - 40, Abstain - 5

3. If the Zoning Ordinance is changed to expand development options in R-zoned properties (i.e., current single-family neighborhoods) to include dwellings of up to six units per lot, do you believe the County Board should adopt the option to mandate preserving or planting the highest number of canopy trees on a redeveloped lot as part of this proposal to require roughly 20% tree coverage, as is mandated for single-family homes under the Chesapeake Bay Ordinance?

Vote: Yes - 43, No - 2, Abstain – 3

4. (Added underlined text) If the zoning ordinance is changed, do you believe that the County should mandate one onsite parking space for each Missing Middle dwelling unit created on a redeveloped property as part of this proposal? (For example, if a triplex is created, at least three onsite (i.e., off- street) parking spots would be mandated under the Zoning Ordinance.)

Vote: Yes - 40 No - 6, Abstain - 1

5. (Added underlined text) If the zoning ordinance is changed, do you support the County adopting a lower requirement for onsite parking spaces when the redeveloped property is within a half-mile (changed at the meeting from 15-minute walk) from the Metro?

Vote: Yes - 10, No - 34, Abstain – 3

6. Which issues most concern you and influenced the way you voted on this topic? (vote for as many as apply)

- Housing Attainability (cost) 20
- Diversity 18
- Green Space 39
- Historic Preservation 14
- Parking 40 Property Values 22
- Public Services 33 Schools 29
- Storm Water Runoff 27
- Traffic 32
- Transportation 11
- Not Accomplishing Stated Goals 35 (this was added at the meeting)
- Tree Canopy 40 (this was added at the meeting)

For information on the current proposed Zoning Language, visit the [County's Summary of Advertised Amendments](#). To review the proposed zoning in full, visit the [County's Draft Zoning Amendment](#). You can provide more robust feedback directly to the County on aspects of the proposal by submitting comments to the County using their [Feedback Form](#).