

LPCA Meeting Minutes: February 8, 2023 - DRAFT

The meeting was called to order at 7:30 pm by Kathleen McSweeney. The focus of the meeting was the LPCA vote concerning the Missing Middle proposal, to amend the Arlington County Zoning Ordinance (ACZO), changing zoning options in residential neighborhoods. This proposal is also referred to as the Expanded Housing Option (EHO).

Membership Chair Natalie Roy checked in members. A concern was voiced prior to the meeting that some neighbors might be unable to pay the membership fee of \$10, so a solution was devised to cover any such needs. No such requests for funds arose. One attendee refused to join the LPCA (not a financial issue). Natalie confirmed the membership qualifications (Lyon Park residents with dues paid) of the 50 neighbors attending.

Kathleen walked through the ballot questions to ensure clarity. Several amendments were proposed and accepted, and the changes are reflected in the final recap.

The floor was open for speakers. 5 people spoke for 2-3 minutes each, 2 in favor of the proposal, and 3 opposed.

Voting began at 8:15 pm, as advertised. The tally was done using show of hands. The president (Kathleen McSweeney) and Sergeant at Arms (Jamie Seward) conducted the process. They did not cast ballots themselves.

Results of the vote can be found below. The main question, whether one supports the current proposal to amend the ACZO to establish regulations for EHO, was opposed 43 votes (No) to 6 (Yes), with no abstentions.

The LPCA will send a letter to the Arlington County Board members, communicating the results, including the issues that cause the greatest concern on the Missing Middle conversation with Lyon Park residents in attendance.

The meeting was adjourned following the vote.

QUESTIONS:

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. 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?

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

5. 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 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 votes
- Diversity 18
- Green Space 39
- Historic Preservation 14
- Not Accomplishing Stated Goals 35
- Parking 40
- Property Values 22
- Public Services 33
- Schools 29
- Storm Water Runoff 27
- Traffic 32
- Transportation 11
- Tree Canopy 40

7. How many are homeowners, renters, or young adults (over 18) living with friends or family?

- Homeowners 44
- Renters 4
- Young Adults living with family/friends 0