

From: Anonymous
Date: July 9, 2021
To: nalfonso-ahmed@arlingtonva.us
Cc: planleehighway@arlingtonva.us
Subject: Lee highway proposals

Dear Ms Alfonso-Ahmed and Plan Lee Highway Staff,

I am writing to you to comment on my concern about proposed changes to the General Land Use Plan for the areas near Lee Highway.

I saw for the first time on June 12, 2021 the proposal of the Plan Lee highway group for my part of Lyon Village (between Lee Highway and 18th Street).

I am totally opposed to any proposed changes by the Group that would (1) change the General Land Use Plan for properties in Lyon Village south of Lee Highway and (2) allow for the rezoning of those properties to zoning districts that will allow greater building heights and densities or otherwise alter the existing single family nature zoning of my neighborhood.

I found it particularly disturbing that the proposal envisions building a service road over my house, and am appalled that the group and Arlington county staff found it appropriate to idealize a situation where the home where we have poured our life savings and spent so much time money and energy into improving would be better off completely demolished and used as a service road.

I moved to Lyon village because I wanted a single family home in a tree lined, well landscaped area close to metro, restaurants, and the city. I did not want to live in the middle of a city and in the shadow of tall buildings. I also wanted my young children to be able to walk safely to school and as a family, we take leisurely walks and my kids bike and scooter in the streets with neighborhood children. All of this would be destroyed if our blocks were more commercialized and dense.

I also moved here because I like the fact that Lyon village is a historic district. I am shocked that the Lee Highway group and county staff would propose such change to the GLUP that encourages investors and developers to demolish all the buildings in this part of the historic district. I question whether this is legal or consistent with County policy, particularly in light of the County Board's recent effort to preserve the Lothrop house at Wilson Blvd.

I would also like to note that the proposal would merely serve developers and investors while doing tangible harm to residents, as it would encourage developers to raze 2 and 3 story apartments that already provide affordable housing, worsen the storm water issue already causing problems in this area, and increase density and the need for additional schools seats even though there are not enough school seats for the children already residing in Arlington County and aging into middle schools and high schools. It will also cause traffic problems on Lee highway and everyone trying to drive into and out of the city for work. Without a rigorous traffic study or a study on effect of school needs, I find this proposal irresponsible. I cannot imagine that allowing more housing to be built on vacant land, and encouraging the densification of land

around Lee Highway would either (1) decrease the need for school seats or maintain the current need, or (2) allow future site development for future schools or school buildings to be feasible or cost efficient.

While I am in favor of developing the underdeveloped, abandoned, and underutilized areas of Lee highway for commercial and retail purposes, and indeed welcome such changes, changes to the existing GLUP for historic Lyon village would be a mistake on so many levels.

I ask that you revise the proposals to provide no change for historic Lyon Village.

Sincerely,
Name withheld for privacy reasons by ASF
[Resident, Lyon Village]