

**Site Plan Review Committee**  
Community Engagement Comments and Responses  
Project – Fort Henry Gardens

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**Site Plan Project Information**

**Project Name:** Fort Henry Gardens – 2409 S. Lowell St.

**Items Requested:** Rezoning, New Site Plan

**Engagement Session #1:** November 9 – November 15, 2020

**Review Focus Topics:** Land Use & Zoning, Site Design, Building Architecture, Historic Preservation, Transportation, Open Space/Landscaping



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**About this Document**

This document contains all the comments received as a part of the Site Plan Review Committee’s (SPRC) online engagement for the Fort Henry Gardens project. A total of 149 comments were received through the online engagement session. The comments are categorized by the topics that were highlighted in this review (land use and zoning, site design, building architecture, historic preservation, transportation, openspace/landscaping) with SPRC member comments appearing first in the document. All comments beyond the review focus topics are categorized as “Other”. Additionally, you can use the table of contents to easily jump to a particular section or click on the “Return to Table of Contents” link at the bottom of each page to return to the first page of this document.

## Responses to Common Topics

Below are common themes received through the online engagement session that were identified by County staff. The list includes a summary of the topic and responses from County staff and the applicant. Please note that the topics have been summarized in order to provide an overview of the common themes and may not fully capture the concerns expressed by each individual commenter.

**Overall Response from the Applicant:** In response to the extensive public feedback generated by the Fort Henry 4.1 submission, AHC is working with its design team to explore potential changes that will make our proposal more consistent with the expressed desires of the neighborhood. The following discussion is based on the current proposal; however, AHC wants to emphasize their willingness to scale back aspects of the proposed development program including height and massing with a commensurate reduction in the overall proposed unit count.

- **Land Use & Zoning**

1. **Density and building heights out of scale with neighborhood**

Staff received a significant amount of comments regarding the proposed density and building heights being out of scale with the surrounding neighborhood. Many felt that replacing the 82-unit garden-style apartment complex with a 300-unit development consisting of 4 buildings that are four- to six-stories tall does not keep with the character of Green Valley, which consists mostly of one- and two-story residential buildings. Concerns were also raised that the block-long size and massing of the buildings will not fit within the context of the community.

*Staff Response: The applicant is proposing to provide 300 units at a density of 58.3 units per acre. The requested zoning (RA8-18) allows the site to reach a density of 36 units per acre. This leaves a discrepancy of 22.3 units per acre that the applicant is requesting to earn through additional density provisions of the Zoning Ordinance. To earn the additional density, the applicant will provide green building design and affordable housing. The County Board reviews the amount of additional density on a case-by-case basis when it finds the proposed site plan is in keeping with adopted County plans and policies. Additionally, the requested density is not consistent with the [General Land Use Plan \(GLUP\)](#) as it exceeds the density range for the site's classification of "Low-Medium" Residential (16-36 units per acre). There is a provision in the Zoning Ordinance that allows for affordable housing developments to exceed the GLUP density range, however this is reviewed on a case-by-case basis. Meanwhile, the proposed heights of buildings are permitted under the existing and proposed zoning, which allow a maximum height of 60 feet. Unlike density, the maximum height cannot be modified. The proposed density and building heights will continue to be analyzed by staff throughout the review process.*

*Applicant Response: The Fort Henry site is currently built out at a level substantially below that allowed by current zoning. The proposal requests a 0.4 FAR bonus pursuant to the County's established Green Building Bonus Density Policy. In addition, the proposal requests an approximately 14% density bonus for affordable housing—well within the 25% bonus historically available for affordable housing projects (Note that this bonus is now unlimited following recent Zoning Ordinance amendments).*

*With regards to height, the proposal does not request any additional height beyond the 60-feet already permitted for affordable housing in either the RA14-26 Zoning District (the current zoning district) or the RA8-18 Zoning District (the proposed rezoning). The design seeks to*

*mitigate the actual and perceived heights of the buildings by embedding them into the existing topography, particularly at locations adjacent to existing single-family homes.*

*In response to community comments, the design team is exploring ways to reduce the massing and height of the buildings, along with the overall unit count, to ensure that they are more compatible with the surrounding neighborhood.*

## **Transportation**

### **2. Additional parking issues and traffic**

As a result of the increased number of units at the site and proposed parking requirement reduction, many residents feel the project will create additional parking issues in an area that already has insufficient on-street parking. Some are also concerned the increased density will result in more traffic on neighborhood streets, especially since there is a lack of public transit options for residents.

*Staff Response: The project is proposing 184 parking spaces at a reduced parking ratio of 0.61 spaces per unit. The Zoning Ordinance requires a total of 325 parking spaces for the project at a parking ratio of 1.125 spaces per unit for the first 200 units and then 1 space per unit for each unit above the 200 units. The Zoning Ordinance permits the County Board to reduce parking requirements broadly in association with Site Plan projects and staff will continue to analyze the reduced parking ratio and current on-street parking conditions with the goal of providing adequate parking on-site while not requiring excessive parking. Additional information is needed from the Applicant to justify the proposed parking ratio ensuring enough parking is provided on-site without relying on the use of on-street parking. The applicant has identified that they have additional information to support the proposed reduction however, that has not been made available to the County or the public to consider. The County has found that factors such as the modes split for peak hour trips is not a factor that directly correlates to what the parking demand for a project would be and we do not support the assertion so represented below in the applicant's response*

*Applicant Response: The development team believes it has proposed a reasonably reduced parking ratio that takes into consideration expected demand and available transit options, including bus lines and bikeshare stations. To further this point, AHC hired a third-party transportation consultant to conduct a study on exactly how the proposed plan will impact traffic conditions—this report will be made public once finalized. The results of the study find only a nominal increase to current (pre-pandemic) traffic, as measured by number of trips during peak hours and wait times at surrounding intersections. The report anticipates a net addition of 48 cars on the surrounding streets during the morning peak hour and 61 cars during the PM peak hour. Furthermore, the report concludes that wait times at all four intersections immediately surrounding the site will remain under ten seconds—as they are under current conditions. These negligible increases to traffic will only be diminished after AHC revisits the proposal in favor of lowering the unit count.*

*Fort Henry is located within an 1/8 mile walk from 15 bus stops and 2 capital bikeshare stations, which provides future residents with the viable option of not owning a car. To incentivize future Fort Henry residents even further to use alternative transportation options, AHC will provide all first-time tenants with the option to choose one of the following: (1) a \$70 pre-loaded Smartrip card; (2) one-year bikeshare membership; or (3) one-year carshare membership.*

- **Open Space/Landscaping**

- 3. Reduction of accessible open space and loss of trees**

Many in the community believe the redevelopment of Fort Henry Gardens will reduce access to greenspace and result in the loss of mature trees throughout the site. Compared to the existing apartment complex, which consists of two-story buildings surrounded by lawns, trees and shrubbery, residents are concerned the proposal reduces the amount of accessible open space.

*Staff Response: The applicant has proposed two areas with play equipment for children, located on the southeast corner of the site and behind building 2. Leading from building 2 and building 3 are paved stair areas to traverse the grade and lead to the proposed green space on the southeast corners. The applicant is removing 154 trees from the site to accommodate the redevelopment and will be required to provide replacement trees in keeping with the standard site plan conditions. To help mitigate the significant loss of mature trees on the site, staff will continue to work with the applicant to ensure there is adequate open space, soil volumes and planting areas.*

*Applicant Response: Where the current site's greenspace is scattered, the proposed redevelopment provides over 85,000 square feet of accessible, intentionally designed open space and green space. Below is a summary of the various outdoor spaces the redevelopment has to offer:*

*a. Building 1 Grove w/ Young Kids Play Area: 7,450 sf*

- *A flexible gathering space with stabilized gravel paving, movable furnishings and a grove of canopy trees adjacent to a small, enclosed play area for young children.*

*b. Building 2 Garden Room Terraces: 7,670 sf*

- *A series of intimate garden "rooms" (~ 200sf each) unfold on either side of a central stair that leads to the building 2 entry. Lush planting areas with small, flowering understory trees and space for ample pollinator-focused planting separate each room creating a sense of enclosure for smaller group gatherings.*

*c. Building 2 Backyard w/ Play Area and open Lawn: 8,070 sf*

- *A paved terrace space shaded by large canopy trees offers space for outdoor dining and gathering for Building 2 residents overlooking an open lawn area. Both the terrace and the lawn space connect into a play area that takes advantage of the site slope and features an embankment slide and space for additional play equipment.*

*d. Lowell & Lincoln Open Lawn Space: 6,250 sf*

- *An open lawn space framed by canopy and street trees provides a passive recreation and gathering space for residents and community members. Sited at the confluence of Lowell and Lincoln Streets, this open park space will likely become a focal point for community gathering for both Fort Henry residents and surrounding neighbors.*

e. Building 3 Terraces w/ Amphitheater Seating: 4,770 sf

- A series of open paved terraces with amphitheater style seating surround a central stair that leads to the building 3 entry. A small grove of canopy trees provides shade to these terraces which together overlook the open lawn space at Lowell and Lincoln Streets and offer the opportunity for larger gatherings and events.

f. Building 3 Backyard Terrace: 2,270 sf

- An intimate paved two-level terrace offers space for outdoor dining and gathering for building 3 residents. Amphitheater style seating connects the two levels and provides additional seating opportunities.

g. Additional Greenspace: ~50,000 sf

- The additional open spaces across the site—including the woods between Building 3 and Drew School—will feature native understory and canopy tree planting as well as shrub and perennial planting, where appropriate. Together these landscape areas will provide generous pollinator habitat.

*With regards to tree preservation, the design team has taken great care in preserving the majority of trees lining our property lines shared with the homes along Monroe Street to the West and Drew School to the North. Most importantly, our proposal retains tree number 232 which is a massive 63” diameter tree behind Building 3 that provides shade to a large part of Parcel A. Additionally, our proposed tree replacement factor is quite high. We are replacing 115 existing trees with 230 new trees.*

- **Historic Preservation**

- 4. Historic preservation**

Staff received a number of comments expressing concern over the plans to demolish the historic apartment complex without any preservation component.

Staff Response: *The applicant is currently not proposing to have any historic preservation on site. The lack of historic preservation will continue to be analyzed by staff during the review process. The Historic Resource Inventory (HRI) designates this site as important and states, as a goal, that the County will strive to protect and promote reuse of the property and collaborate with the owner to preserve the building’s historical and material integrity to the maximum extent possible. The proposed redevelopment will also be reviewed by the County’s Historical Affairs and Landmark Review Board (HALRB).*

Applicant Response: *AHC appreciates the role of the historic garden apartment complex in Arlington. The organization has invested tens of millions of dollars undertaking full restorations of numerous historic garden apartment communities including Gates of Ballston (465-units), Westover Apartments (153-units), and Woodbury Park Apartments (364 units). The modest size of Fort Henry, its ranking on the Historic Resources Inventory, and the unique opportunity to redevelop a sizable parcel of land to create a large number of new CAFs in a manner consistent County Affordable Housing objectives have all contributed to AHC’s decision to seek to redevelop the entire site. AHC will work with the County’s Historic Preservation staff to determine an appropriate manner in which to honor the community’s history, including the*

*possibility of monuments, educational exhibits and other strategies similar to what we did at Ellen Bozman Trace next to The Jordan in Ballston.*

- **Other**

- **5. Tenant Relocation**

- There were questions regarding the relocation plans for the existing tenants at Fort Henry Gardens.

- *Staff Response: The County requires the applicant to submit a Tenant Relocation Plan. The Plan must be approved prior to issuing 120-day Notices to Vacate. More information on the process can be found on the [County's Housing Relocation Webpage](#).*

- *Applicant Response: A number of comments that touched on relocation expressed concerns about the rights of existing residents. AHC knows that moving out of one's home is no small matter, even if it is temporary. As detailed below:*

- *i. All current residents will be welcomed back into the new community;*
    - *ii. No current resident's rent will increase (except for general increases related to the cost-of-living index or as a result of material increases in the household's income); and*
    - *iii. Per County guidelines, AHC will pay all families' moving costs as well as marginal increases in rent during the relocation period.*

- *AHC will approach the relocation process with the same care and thoughtfulness we have brought to our other communities that have undergone similar redevelopments. Recent successful examples include relocating the tenants at the former Berkeley (recently reopened as the Apex and currently welcoming back many former residents) and Arlington View Terrace (which will begin construction in the Spring). The relocation process is quite detailed. AHC engages a professional relocation team and the relocation is approved by the County's Landlord and Tenant Commission prior to implementation.*

- *As is currently the case, Fort Henry residents' rents are based on their income. Thus, no resident's rent will increase unless their income increases to the point that they qualify for an income-restricted unit at a higher income bracket. This is true during the relocation period when the current residents will be temporarily living in a different apartment community, and when the new Fort Henry is ready for residents to move back in. The new Fort Henry will have enough units at the same bedroom count and rent restriction as exists now to ensure that all current residents can move back. Moreover, AHC will pay for any difference between the resident's rent at the relocation apartment and what their rent was at Fort Henry. AHC will also pay for any additional utility or security deposits.*

- *AHC plans to complete the redevelopment in two or more phases to minimize the number of families who will need to move temporarily. For Phase 1, only those living south of Lowell Street will need to relocate. They will then be given first priority to return to the new Fort Henry.*

- *To better meet individual needs, AHC will be working with the same qualified relocation consultant who assisted us with other prior redevelopments and who has extensive experience in Arlington County. She and her team will meet one-on-one with residents to help them choose where they will live during the relocation phase; they will not be limited to one or two locations. As required by Arlington County,*

*AHC will pay for moving expenses and Fort Henry residents will be prioritized to the top of the waitlist when the new buildings open, giving them first choice of which new apartment in which to live.*

*In the past, AHC has been able to secure administrative transfers from Arlington Public Schools for children and youth who are relocated if the parent(s) so chooses. Based on past experience, AHC anticipates that children will be able to attend the same school for the rest of the school year during which the family is relocated.*

*Although it has been challenging during the pandemic, we have shared the above details with our Fort Henry residents, and we continue to work hard to keep residents updated on the proposed redevelopment. We held virtual meetings (in both English and Spanish) to discuss the project in mid-May. We also offered translation in Amharic for anyone who requested it. We will also be holding a second resident meeting on Friday, December 11<sup>th</sup> in multiple languages. Our staff continues to engage in conversations with many of the residents and report positive reactions among residents to the changes to their community, including an eagerness for new homes and appliances.*

## **6. Concentration of affordable housing in Green Valley**

While there were several comments in support of increasing affordable housing in Arlington, many feel there should be a more equitable distribution of affordable housing units across the County. Many residents believe the concentration of affordable housing projects in the historically African-American neighborhood of Green Valley has disproportionately impacted the community and neighborhood infrastructure.

*Staff Response: As part of the [Affordable Housing Master Plan](#), the County is committed to encouraging and incentivizing the geographic distribution of affordable housing throughout Arlington. Appendix C "[2040 Forecast of the Distribution of Housing Affordable up to 60% AMI](#)" provides a map and table indicating the anticipated distribution of affordable housing units by 2040. The County Board will determine on a project-by-project basis whether to approve new committed affordable housing units in any area.*

*Applicant Response: AHC is in full agreement that affordable housing ought to be dispersed equitably throughout Arlington County—especially in the high achievement and opportunity neighborhoods of North Arlington. AHC has worked to balance our distribution of affordable housing developments across the County. To date, 56 percent of our apartments in Arlington are in North Arlington and 44 percent in South Arlington.*

*Unfortunately, the cost of land in Arlington is so expensive that development of new affordable housing is often limited to sites that are already owned by a non-profit, as is true in this case. If Fort Henry were located in North Arlington, AHC would be calling for the same increase in affordable housing.*

*It should also be noted that Green Valley is not immune to the wave of gentrification that has swept through Arlington in recent years. Many long-term households of lower-incomes have already been displaced by new homeowners to the neighborhood. With Amazon arriving*

*shortly, there will only be more gentrification. Rather than being forced to move out of the area to someplace less expensive, current Green Valley residents at-risk of displacement will now have the opportunity to stay in Green Valley as a result of this Fort Henry redevelopment.*

## **7. Impact on school capacity**

A number of comments raised concerns about the strain the proposed project will have on school capacity at the nearby Dr. Charles R. Drew Elementary, specifically in terms of the increased number of students on free and reduced-price meals.

*Staff Response: While the impacts on school capacity is not typically a topic for staff's review of site plan projects, staff will include an analysis to estimate the number of Arlington Public Schools students generated by the proposed development. The staff analysis will be included in the staff report with staff's recommendation to the Planning Commission and County Board and the results of the analysis may differ from the numbers cited by the applicant below.*

*Applicant Response: According to the Arlington Public Schools (APS) 2019 10-Year Projections Report, the student generation rate for Dr. Charles R. Drew Elementary is 0.333 for an affordable apartment in a multifamily building. Under our current Fort Henry redevelopment proposal of 300 units, only 252 are designated for family households. Of those 252 apartments, only 170 would be additional to the already 82 apartments there today. Thus, to estimate how many new students the proposed redevelopment would add to Drew Elementary, multiply 0.333 by 170, yielding 57. This means approximately 57 students would be added to Drew Elementary's rolls. This seems to be a manageable number especially in light of the fact that Drew was at 65% capacity during the 2019-2020 school year. In AHC's opinion, the fact that these 57 new students will most likely be on free and reduced-price meals is not any reason to avoid providing them with a safe, modernized and affordable home that is adjacent to their primary school.*

## **8. AHC property management at other apartments**

Several in the community expressed their concerns with AHC property management at other apartment buildings, such as The Shelton and The Serrano, and their poor response to ongoing tenant issues and complaints.

*Applicant Response: AHC is well aware of the concerns surrounding the current property management at The Shelton and The Serrano. We want to assure you that we have taken drastic steps to improve the relationship with our tenants at these two properties. At The Serrano, we are changing property management companies. At The Shelton, over four years ago, 20 percent of Shelton residents signed a letter expressing concerns about safety and living conditions at The Shelton. In response, AHC Management moved to hire a new leadership team overseeing the apartment community. That team has now been in place for nearly three years and has built a strong partnership with residents. The Shelton property management team works actively with Arlington County, including the police department, to address all issues brought to our attention. A recent written response from a group known as "Green Valley Residents" supported AHC advocacy for neighborhood residents to renew commitment in the community Task Force and the need for local residents to participate in neighborhood-based security patrols. We have also increased our Resident Services staff availability and programming at both these properties to build better relationships and communications.*



## 9. Utilities and Infrastructure

Many comments raised concerns about the ability for local infrastructure (streets, stormwater management, water mains, etc...) to support the proposed increase in density and housing.

*Staff Response: As part of the 4.1 review process Staff works to ensure that projects use infrastructure in a sustainable manner requiring projects to mitigate impacts and construct new or upgraded infrastructure as needed. The project proposes improvements to water mains, storm sewer connections and sidewalks among other things. Staff has provided the applicant with detailed comments and concerns as part of our review of the plans to ensure that this project does not result in a burden to County infrastructure. Staff will continue to review the project as well as the applicant's responses to ensure the project meets or exceeds code requirements and that new infrastructure is constructed as needed in association with the projection. Staff will also consider the comments provide by the public to further address infrastructure issues associated with the project.*

*Applicant Response: The proposed redevelopment of Fort Henry includes a number of measures that will improve local infrastructure over what exists there today. Currently, there are no stormwater management facilities onsite. Neither are there any storm sewers located on Lowell Street nor along the majority of 25<sup>th</sup> Street. Under these existing conditions, stormwater from the site flows into the streets and onto downstream properties. In contrast, our proposed stormwater management systems will reduce runoff from the site and provide detention to flow levels below pre-development conditions for the 10-year, 24-hour storm.*

*Additionally, we will be constructing a public storm sewer system underneath Lowell Street and 25th Street to provide an outfall for the site and to minimize sheet flow that is currently being discharged onto adjacent properties. The stormwater management system design will be coordinated with County staff and will meet all County requirements.*

*With regards to concerns over any impact on the retaining wall adjacent to the Shirlington Crest development, Building #1 will be located more than 65 feet from the existing retaining wall and the foundation will extend to elevations lower than the existing road. As a standard practice in foundation design, the structural engineer will evaluate the building loading planes to ensure that the design will not negatively affect surrounding structures.*

## SPRC Comments - Land Use & Zoning

#	Name	Connection to Project	Comment
SPRC-LUZ-2	David Howell	SPRC – Park and Recreation Commission	This is an ambitious proposal to help address the the critical and ongoing need for affordable housing in Arlington. However, the design and scale proposed are radically different from the current housing and ongoing neighborhood context, and the density so overwhelming, that it risks creating many "livability" problems for residents and neighbors alike.
SPRC-LUZ-4	Elizabeth Gearin	SPRC – Planning Commission	The need for additional housing, especially affordable housing for families (2- and 3-bedroom) is real. The proposed designs, while working with topography and providing play and outdoor spaces seem appealing. At the same time, I have concerns about the density and design of the proposed development. Density will almost double in this area of single-family homes and garden style apartments. The style of development, with very large multifamily buildings several stories tall near to single-family homes, looks out of scale with these surrounding forms. Winter shadow studies underscore this mismatch - much of the development area looks to be in shade given the building massing.
SPRC-LUZ-5	Nia Bagley	SPRC – Planning Commission (Project Chair)	County desperately needs more affordable housing but must carefully weigh benefits of that against 2) can neighborhood 'handle' additional density and height? In summary, this is a very fragile site and neighborhood and warrants very thoughtful discussion as we seek to increase our affordable housing options.
SPRC-LUZ-6	Portia Clark	SPRC – Green Valley Civic Association	The Applicant SPRC online is not related to this project. It shows 2025 15th St N. Ft. Henry is a historic site in thr community. The garden style units are preferred by many over apt. Living. The zoning for this area should not be changed to allow more density and height. This is out of character for the. Neighborhood and is not an appropriate develop.ent for this residential area. Any new sute design should not totally change the preferred livibg style that will force out the preferred style of living for many. Downgrading to apt living should not be the only options provided. More creative living optio s needs to be provided. The developer should not be increasing density and height to create more housing just to gentrify the area.
SPRC-LUZ-7	Sara Steinberger	SPRC – Planning Commission	I am supportive of the applicant's goal to increase the allocation of affordable housing that will be available on this site, and especially the mix of units and a building dedicated to senior residents. I am a bit concerned that the density requested by the applicant for this site is too much of an increase over what the zoning allows, and could be a mismatch for the surrounding area. I think I would be more persuaded if the density requested were closer to the zoned allocation.

## SPRC Comments - Site Design

#	Name	Connection to Project	Comment
SPRC-SD-2	David Howell	SPRC – Park and Recreation Commission	<p>Since plan details are sometimes difficult to read on home screens, I have 3 factual questions for the applicant or staff:</p> <ol style="list-style-type: none"> <li>1. Is building 1 at street level, or approximately so? What is the distance from the curb to the building footprint, and what is the elevation difference between those points?</li> <li>2. For building 3, what is the topography behind the west end of the building back to the property line and on to the corner of proposed building 4?</li> <li>3. What are the exact footprint dimensions of each building?</li> <li>4. What plans exist or are under consideration for replicating the horizontal space taken up by each building's footprint by creating usable rooftop space for insulation, casual activity, vegetable gardens, or modest recreational amenities for residents?</li> </ol>
SPRC-SD-4	Elizabeth Gearin	SPRC – Planning Commission	<p>Key development issues – We regularly request that new development incorporate universal design/ full accessibility. We now realize how critical it is to ensure free WIFI for residents, especially during Covid and especially for lower-income youth learning virtually. We typically also ask how new development corresponds to the County's biophilic initiative – here ideally would see green roofs, visible from neighboring buildings and accessible and useable by residents. Ditto solar panels to reduce utility costs.</p>
SPRC-SD-9	Steve Sockwell	SPRC – Urban Forestry Commission	<p>In terms of site design, the proposal is likely to transform 25th Road S. The proposed setbacks appear inadequate to deal with the placement of a 6 story building atop a hill. With respect to reduced parking requirements, public transportation alternatives (buses) are around, but don't seem convenient.</p>
SPRC-SD-10	Wes Tomer	SPRC – Shirlington Crest Homeowners Association	<p>Shirlington Crest Homeowners Association ("Association") shares the following comments and concerns about the proposed development plans for Fort Henry Gardens.</p> <p>II. Site Plan – SMW/BMP: The Association further requests that attention be given to the proposed SWM/BMP plan to ensure that the increase flow of storm water runoff does not contribute to or further exacerbate existing problems with the flow of water running behind, through and over the retaining wall and community.</p> <p>The Association respectfully requests that all these concerns the Applicant address and resolve these concerns before Arlington County issues any approvals for Fort Henry Gardens.</p> <p>Thank you for your time and consideration. Wes Tomer, President Shirlington Crest HOA</p>

## SPRC Comments - Building Architecture

#	Name	Connection to Project	Comment
SPRC-BA-1	Carrie Thompson	SPRC – Environmental and Energy Conversation Commission	<p>Energy Efficiency/Renewable Energy:</p> <ul style="list-style-type: none"> <li>• Will the Applicant conduct a Zero Carbon Assessment to identify ways to minimize carbon emissions in building construction and operation?</li> <li>• Can the Applicant clarify whether the HVAC systems in all four buildings will be electric? It appears heat pump technologies will be installed but it was difficult to find confirmation in the project documents. Will domestic hot water and cooking also be electric, or natural gas?</li> <li>• The Applicant states in the slide presentation that the project "Accommodates Roof Solar Panel Design" but does not indicate whether it actually plans to install rooftop solar. Will it? If not, would it consider procuring off-site renewable energy?</li> <li>• What HERS index score does the project anticipate being able to meet? Could the Applicant aim to for an index in the 50s, or even low 50s as required for the zero energy ready home target HERX index?</li> <li>• No EV charging is proposed for the project. EVs may soon become mainstream and if they do, residents will want to be able to charge their EVs at home. The Applicant should consider providing at least 20% of parking spaces as EV-ready.</li> </ul>
SPRC-BA-3	Dick Woodruff	SPRC – Historic Affairs and Landmark Review Board	<p>I am writing as Chairman of the Historical Affairs and Landmark Review Board and one of Board's representatives to the SPRC. I wish to share the following concerns about the AHC proposal for redevelopment of Fort Henry Gardens.</p> <p>2. The massing and block-long size, short street setback, and overall architectural design of the proposed replacement buildings are out of touch and scale with the surrounding neighborhood of mid-20th century duplexes, townhouses and single-family homes.</p> <p>3. Because the buildings would be located at the top of a steep hill, the massing and height would be further magnified, such that they would tower over the surrounding homes and be very visible from Shirlington Village and the Town Square in Green Valley.</p> <p>Dick Woodruff Chairman, HALRB</p>
SPRC-BA-5	Nia Bagley	SPRC – Planning Commission (Project Chair)	<p>County desperately needs more affordable housing but must carefully weigh benefits of that against 2) can neighborhood 'handle' additional density and height?; 4) making building design look more warm and inviting. In summary, this is a very fragile site and neighborhood and warrants very thoughtful discussion as we seek to increase our affordable housing options.</p>

#	Name	Connection to Project	Comment
SPRC-BA-8	Sarah Garner	SPRC – Historic Affairs and Landmark Review Board	<p>In terms of massing and height, the proposed replacement buildings are not in keeping with the character of the surrounding neighborhood, which consists mostly of one- and two-story residential buildings. The proposed buildings' size will eclipse the surrounding houses, and detract from the pedestrian experience. Furthermore, their overall design and style could be found anywhere and is incompatible with these mid-20th-century duplexes and single-family homes.</p> <p>Sarah Garner Vice Chair, Historical Affairs and Landmark Review Board</p>
SPRC-BA-10	Wes Tomer	SPRC – Shirlington Crest Homeowners Association	<p>Shirlington Crest Homeowners Association ("Association") shares the following comments and concerns about the proposed development plans for Fort Henry Gardens.</p> <p>I. Site Plan &amp; Architecture: Building #1 is a large six-story structure that will tower over the Shirlington Crest community. It will have a definite impact on the skyline and the residential housing located downhill from it. In addition, the proposed size and location of Building #1 should be carefully reviewed and studied to ensure that it does not adversely affect the structural integrity, longevity and reliability of the retaining wall and tie-back system that retains portions of 25th Street South and as a result lead to undue costs and expenses for the Association and Shirlington Crest townhome owners.</p> <p>The Association respectfully requests that all these concerns the Applicant address and resolve these concerns before Arlington County issues any approvals for Fort Henry Gardens.</p> <p>Thank you for your time and consideration. Wes Tomer, President Shirlington Crest HOA</p>

## SPRC Comments - Historic Preservation

#	Name	Connection to Project	Comment
SPRC-HP-3	Dick Woodruff	SPRC – Historic Affairs and Landmark Review Board	<p>I am writing as Chairman of the Historical Affairs and Landmark Review Board and one of Board’s representatives to the SPRC. I wish to share the following concerns about the AHC proposal for redevelopment of Fort Henry Gardens.</p> <p>1. Fort Henry Gardens is identified in the “Important” category of Arlington’s enacted Historic Resources Inventory of buildings. This is the second highest priority of protection and should give immediate pause to any plans to demolish the existing Fort Henry buildings. Fort Henry Gardens was designed in 1944 and is one of the few remaining garden style apartment complexes within the Green Valley neighborhood. Fort Henry Gardens is identified as eligible for the National Register of Historic Places as part of the Multiple Property Listing for Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954.</p> <p>Dick Woodruff Chairman, HALRB</p>
SPRC-HP-5	Nia Bagley	SPRC – Planning Commission (Project Chair)	<p>County desperately needs more affordable housing but must carefully weigh benefits of that against 5) current buildings are 'important' historically and garden apartments vanishing. In summary, this is a very fragile site and neighborhood and warrants very thoughtful discussion as we seek to increase our affordable housing options.</p>
SPRC-HP-8	Sarah Garner	SPRC – Historic Affairs and Landmark Review Board	<p>Thank you for the opportunity to comment on the proposed redevelopment of the Fort Henry Gardens site at 2409 S. Lowell St. I am dismayed, however, that the proposal entirely omits preservation, in regard to its plan for both full demolition of the historic buildings, and also their replacement with designs that are not compatible with the architecture of the surrounding neighborhood.</p> <p>Fort Henry Gardens has been determined eligible for listing in the National Register of Historic Places, and it is one of the few extant garden apartment complexes in the Green Valley neighborhood. The complex is also ranked as ‘important’ in the county’s Historic Resources Inventory (HRI). The policy objectives for the HRI state that Arlington County will strive to protect and promote the reuse of ‘important’ properties, and collaborate with owners to preserve their integrity to the maximum extent possible. All preservation options, including the site’s potential for partial preservation combined with compatible new construction, should therefore be fully explored and considered. As it currently stands, the proposed redevelopment does not meet the goals of the HRI.</p>

#	Name	Connection to Project	Comment
			<p>I encourage the applicant to work with historic preservation staff to determine a viable plan, which meets the county's stated preservation goals, for the residents of Green Valley and Arlington.</p> <p>Sarah Garner Vice Chair, Historical Affairs and Landmark Review Board</p>

## SPRC Comments - Transportation

#	Name	Connection to Project	Comment
SPRC-T-2	David Howell	SPRC – Park and Recreation Commission	<p>From transportation/parking, to storm water, to open space and everyday biophilic experience, the project's overreach creates problems when a more measured plan would be suitable. Financial viability and topography are two key influences behind the proposal, but while those are important and real, they are not the only facets that matter.</p> <p>The applicant's attempts to address open space, biophilic experience, place-making, recreational features, and natural landscaping are commendable. Those topics can be addressed in future engagements. But the realization of meaningful results on all of those counts is jeopardized by the attempt to accomplish the project with buildings that are too large for the site.</p>
SPRC-T-4	Elizabeth Gearin	SPRC – Planning Commission	<p>Although the site is near to school and park spaces, it is essentially car oriented. It is not near a transit hub nor metro station, so the .61 parking ratio seems too low and potentially problematic. Yet cars are an expensive amenity. Are there plans to provide affordable transit options to lower-income residents? And to improve the existing conditions for transit users and the expected increase in neighborhood population (sidewalk repairs, sheltered bus stops, protected or signalized pedestrian crossings?)</p>
SPRC-T-5	Nia Bagley	SPRC – Planning Commission (Project Chair)	<p>County desperately needs more affordable housing but must carefully weigh benefits of that against 6) topography makes this site very challenging. Need to ensure current plan truly addresses transportation in light of nearly quadrupling residents on this site. In summary, this is a very fragile site and neighborhood and warrants very thoughtful discussion as we seek to increase our affordable housing options.</p>
SPRC-T-6	Portia Clark	SPRC – Green Valley Civic Association	<p>Parking should not be reduced with the numerous challenges of parking in the area and the surrounding neighborhood. This area offers little access to public transportation. Why would a decrease in parking even be a thought. Housing for the workforce us going to mean more cars, traffic and congestion.</p>
SPRC-T-7	Sara Steinberger	SPRC – Planning Commission	<p>I also think that the parking ratio may be a bit too aggressive for this location, as we are not located in the main metro corridor.</p>
SPRC-T-9	Steve Sockwell	SPRC – Urban Forestry Commission	<p>With respect to reduced parking requirements, public transportation alternatives (buses) are around, but don't seem convenient.</p>
SPRC-T-10	Wes Tomer	SPRC – Shirlington Crest Homeowners Association	<p>Shirlington Crest Homeowners Association (“Association”) shares the following comments and concerns about the proposed development plans for Fort Henry Gardens.</p> <p>III. Site Plan &amp; Transportation: The Association requests that attention be given to the inevitable increased traffic volume and cut-through traffic on Kemper Road associated with adding 218 new housing units to such a small area. In addition, given that street parking is already a challenge in Green Valley, the proposed 169 parking spaces for 300 housing units appears to be woefully insufficient and simply unrealistic. Thus, any site</p>



#	Name	Connection to Project	Comment
			<p>plan should provide off-street parking for at least one vehicle per housing unit if not more.</p> <p>The Association respectfully requests that all these concerns the Applicant address and resolve these concerns before Arlington County issues any approvals for Fort Henry Gardens.</p> <p>Thank you for your time and consideration. Wes Tomer, President Shirlington Crest HOA</p>
SPRC-T-11	Pamela Van Hine	SPRC – Pedestrian Advisory Commission	<p><b>Need to create transportation equity:</b> The site has a steep grade change within it and steep routes down to the neighborhood resources residents will need, such as grocery stores, pharmacies, transit centers, and public libraries. Just getting to the closest bus stop is a steep climb down – then back up. Because using alternative modes of transportation are challenging for these residents, of all ages and abilities, the current Ft. Henry Garden environment is very car-centric. The site proposal cuts recommended parking spaces significantly, a worthy goal, but both the County and AHC will need to work diligently to ensure that residents have access to alternative modes of transportation that meet their needs – safe, convenient, affordable, accessible, comfortable, easy, and equitable.</p> <p>I encourage the County to make the following improvements to move towards transportation equity for this community:</p> <ul style="list-style-type: none"> <li>• Provide a bike share station with subsidized memberships.</li> <li>• Encourage e-micromobile vendors to provide e-scooter charging stations and subsidized memberships for the site.</li> <li>• Add a bus shelter to SB bus stop just south of 25th on Shirlington; also add a crosswalk to reach the NB bus shelter on the other side of Shirlington.</li> <li>• Improve sidewalk conditions on the SB side of Shirlington between 25th and Kemper: Current sidewalk is narrow, broken, filled with debris and storm water runoff, barren, industrial, and quite unpleasant. This sidewalk/street section is also hilly and curvy and has poor sight lines.</li> <li>• Add crosswalks and pedestrian warning signs @ Monroe and 25<sup>th</sup>: This intersection is the current gateway for residents who want to walk to Shirlington.</li> <li>• Add crosswalks/pedestrian warning signs at Monroe/4 Mile Run Drive (local road), which residents will need to cross through to continue down towards Shirlington. Remove parking across from this intersection so pedestrians crossing can see and be seen. I almost got hit trying to cross here.</li> <li>• Add crosswalks and pedestrian warning signs at Lincoln/25<sup>th</sup>, including across 25<sup>th</sup>.</li> </ul>

#	Name	Connection to Project	Comment
			<ul style="list-style-type: none"> <li>• Explore creating a more direct and convenient pedestrian route SB from Lincoln and 25<sup>th</sup>.</li> </ul> <p>I ask the AHC to make the following improvements to make travel easier for residents:</p> <ul style="list-style-type: none"> <li>• Create more walking paths through the site - especially to get to the SE corner of Monroe/25<sup>th</sup>, the gateway for traveling down to Shirlington. Asking pedestrians to either walk up/down Monroe to Lowell --very steep -- or walk all the way down 25th from Lincoln -- a very long block -- just to go to Shirlington is not right. Perhaps create a safe, easy, convenient path behind Building one?</li> <li>• Offer scheduled jitney service between Ft Henry Gardens and The Berkeley, another AHC site. The sites could share programming and could allow FHG residents to shop at the Giant across Glebe from The Berkeley. Jitney service to Shirlington would also be valuable for residents, especially for seniors and those more vulnerable.</li> <li>• Develop a relationship with a biking organization such as Phoenix Bikes that would encourage young residents to ride, learn bike maintenance and repair, and help them get to own their own bikes.</li> </ul> <p><b>Streetscape Comments:</b></p> <ul style="list-style-type: none"> <li>• The proposed 6' Clear Zone, 5' Landscaping Zone, and sizable, albeit variable, building setbacks are adequate for these quiet, low traffic, local streets. All are major improvements over the existing conditions.</li> <li>• Question: Where are crosswalks across Lowell?</li> <li>• The proposed streetscape is lacking several important features however: <ul style="list-style-type: none"> <li>○ PUDO zones: for grocery/take out deliveries, for pick up/drop off of people, and for delivery of packages. Available short-term street parking is needed for some of these PUDO functions.</li> <li>○ Several handicapped parking spaces should be designated along Lowell, at least one by the entrance to Building 1 on 25<sup>th</sup>, and at least one by the accessible ramp for Building 4 on Lincoln.</li> <li>○ New attractive Carlyle style energy efficient street lights should be placed on both sides of Lowell and by site buildings and spaces along Monroe, Lincoln, and 25<sup>th</sup>. Well-lit streets promote pedestrian personal safety, help us see where we're walking and help drivers see us.</li> </ul> </li> <li>• Please have more than grass in the landscaping zones. They are great places for benches and other street amenities, and people will need to cross the zone easily to get across the street and to their vehicles.</li> </ul>

## SPRC Comments - Open Space/Landscaping

#	Name	Connection to Project	Comment
SPRC-OSL-1	Carrie Thompson	SPRC – Environmental and Energy Conversation Commission	<p>Open Space/Landscaping:</p> <ul style="list-style-type: none"> <li>• Will the Applicant retain all old-growth trees on the project site? It is not clear from the Landscape Plan. There are several such trees on the property and they offer significant biophilic value and it therefore would be preferable to keep them.</li> <li>• Can the Applicant modify the landscape design to ensure there is shade on at least of 50% of the hardscape within 30 ft. of the building? This would help reduce the heat island effect and improve residents' enjoyment and comfort in the outdoor spaces.</li> <li>• The Applicant is commended for introducing various biophilic elements into the landscape design.</li> </ul> <p>Stormwater Management:</p> <ul style="list-style-type: none"> <li>• What percentage of the project site will be impermeable surface?</li> <li>• The site has a steep gradient on the southern side which poses an increased stormwater run-off risk, especially if a greater portion of the site's surface will be impermeable once the project is completed. Residents report there is already frequent flooding below the retaining wall to the south of the site. Would the Applicant consider installing a permanent stormwater control system, and ideally one that retains 100% of storm water on site for use in operations?</li> <li>• Would the Applicant consider installing a green roof to provide additional stormwater retention, insulation and other benefits?</li> </ul>
SPRC-OSL-2	David Howell	SPRC – Park and Recreation Commission	<p>From transportation/parking, to storm water, to open space and everyday biophilic experience, the project's overreach creates problems when a more measured plan would be suitable. Financial viability and topography are two key influences behind the proposal, but while those are important and real, they are not the only facets that matter.</p> <p>The applicant's attempts to address open space, biophilic experience, place-making, recreational features, and natural landscaping are commendable. Those topics can be addressed in future engagements. But the realization of meaningful results on all of those counts is jeopardized by the attempt to accomplish the project with buildings that are too large for the site.</p>
SPRC-OSL-5	Nia Bagley	SPRC – Planning Commission (Project Chair)	<p>County desperately needs more affordable housing but must carefully weigh benefits of that against 3) give exact measurements of proposed open space (having walked the space have questions re: whether perspectives in renderings are accurate; 7) site currently boasts many beautiful and mature trees. VERY concerned re: loss of trees. In summary, this is a very fragile site and neighborhood and warrants very thoughtful discussion as we seek to increase our affordable housing options.</p>

#	Name	Connection to Project	Comment
SPRC-OSL-6	Portia Clark	SPRC – Green Valley Civic Association	The renderings do not accurately reflect open/green space and needs go preserve the many notable trees in this area.
SPRC-OSL-9	Steve Sockwell	SPRC – Urban Forestry Commission	The project will lead to the loss of a substantial number of a variety of mature trees, many with 8"-10" diameters. The adequacy and details of open space should also be carefully reviewed; it's not apparent how the planned space is superior to the current, more intimate space. Stormwater runoff is likely to be an issue with the placement of more density on a high vantage point.

## SPRC Comments - Other

#	Name	Connection to Project	Comment
SPRC-O-5	Nia Bagley	SPRC – Planning Commission (Project Chair)	County desperately needs more affordable housing but must carefully weigh benefits of that against 1) relocating those already living in affordable housing (please define relocation plan and how those with 'special circumstances' may be accommodated. In summary, this is a very fragile site and neighborhood and warrants very thoughtful discussion as we seek to increase our affordable housing options.
SPRC-O-6	Pamela VanHine	SPRC – Pedestrian Advisory Commission	<p>Overall I like the plans and feel that they will meet the needs of the residents, the broader community, and Arlington. I am especially impressed with the creative designs that deal with the dramatic change in grade over the property. The great lawn with its amphitheater seating and the playground are terrific spaces. The property is gorgeous, with amazing views, and within easy walking distance to the Drew school and grounds – wonderful, convenient resources for residential children and their families.</p> <p><b>Miscellaneous Comments:</b></p> <ul style="list-style-type: none"> <li>• Add the solar panels please.</li> <li>• Add green roofs.</li> <li>• Provide free WiFi throughout the complex.</li> <li>• Think about how the proposed complex can benefit the wider community - sharing programming, resources, infrastructure improvements, such as: Casual use respite spaces, picnic tables, grills; host special events such as BBQs, fairs, music on the great lawn.</li> </ul> <p><b>Suggestions for additional resources to have for the first SPRC meeting:</b></p> <ul style="list-style-type: none"> <li>• A map of the site with pedestrian routes shown. Including ones to key features within the complex and key routes beyond -- that matches the desire lines to easily walk to and from Monroe and 25<sup>th</sup>, to the Drew complex, and to transit stops. Note ADA accessibility.</li> <li>• A detailed layout for the garden rooms, showing how someone using a wheelchair can navigate through them.</li> <li>• Provide more details on the entrances/exits to the buildings. Do buildings 1 and 4 really only have one ADA-accessible entrance each? Why aren't all entrances ADA-accessible? In some cases, it's not clear how someone with a mobility limitation gets into the building after parking their car.</li> <li>• Layouts for each building that show exactly where each type of amenity room is within that building and what their capacity is (e.g. how many bikes). Sample visuals for the community rooms, bike facilities, and fitness centers would also be useful.</li> </ul>

#	Name	Connection to Project	Comment
			<ul style="list-style-type: none"> <li>• Create “before and after” street views – that show the existing buildings/building heights and the proposed new buildings – especially views from Monroe/Lowell and looking up Lowell from the corner of 25<sup>th</sup>/Lincoln.</li> </ul> <p>Thank you for the opportunity to comment. I look forward to the SPRC meetings. If you have any questions, please let me know. And please share my comments with PC members.</p>

## Community Member Comments

#	Name	Connection to Project	Land Use & Zoning	Site Design	Building Architecture	Historic Preservation	Transportation	Open Space/ Landscaping	Other	Comment
CM-1		Arlington resident		x	x	x				It's surprising that the design does not take more advantage of the terrain to provide more variation in building heights, terracing, etc. It is a very blocky and lengthy and monotonous design. Could each of the longer ones be split into two buildings or at least arranged in a more organic, step-like nature rather than solid angular blocks. Also would be interested in whether the design could reflect the historic styles somewhat more than this modernist approach.
CM-2		Community member or neighbor	x		x					Please do not approve Fort Henry Gardens re-zoning to include increased building heights.
CM-3		Community member or neighbor							x	As proposed, this project adds over 200 units of affordable housing to a neighborhood that already has a large amount of affordable housing. Per the Fall 2019 Enrollment projections, an elevator CAF building in the Drew zone can be expected to produce .333 elementary students per unit. Therefore, this project could be estimated to add over 66 low income students to a school that is already over 60% for students who receive Free and Reduced Meals. This is not acceptable in a county that also has elementary schools with single digit Free and Reduced Meal rates. Please stop concentrating all of the affordable housing in a few already poor neighborhoods. The areas along Lee Highway are much better positioned to absorb large CAF projects.
CM-4		Community member or neighbor				x				The plan for this site does not consider the historic community and the special character of the residents. The change to high density housing would forever erase this special place. This seems like a disguised version of gentrification to me.
CM-5		Community member or neighbor							x	I do not think the Nauck neighborhood needs more affordable housing. Drew is already a title 1 school— affordable housing should be spread throughout the county. I would support the project if it was market rate apartments.
CM-6	Adrian Aliaj	Community member or neighbor	x		x		x		x	1 - it's unacceptable to mix single and TH house residential area with hi-rising building 2-Expecting very heavy congested traffic, which will create an unpleasant situation to leave in this area. 3- hard to get a parking lot spot up to impossible park the car. 4-Huge social problems, uncomfortable situations. There is already problematic this aria, like shot guns, crimes, thefts, drugs etc..imagine adding 3-4 times more families what is going to happen here.
CM-7	Adriel Pond	Community member or neighbor	x		x				x	As a first time homeowner, I was interested in the Green Valley neighborhood because it there seemed to be a community and city commitment to vitalizing this neighborhood that I wanted to be a part of. This is evidenced by the updates for Jeanie Park, Freedman Park, and other arts

#	Name	Connection to Project	Land Use & Zoning	Site Design	Building Architecture	Historic Preservation	Transportation	Open Space/ Landscaping	Other	Comment
										community initiatives. I believe the city is interested it strategically improving the community and environment in Green Valley where safety and community is strengthened. I believe this project would undermine these efforts. This project is counterintuitive to bolstering Green Valley by 1) ruining the aesthetics of the community with a taller building 2) brings greater unknown risk into an already at-times troubled area (there have been two shooting incidents in the last year that I am aware of) 3) does not carefully consider the implications of population growth on the community.
CM-8	Alfred Taylor	Community member or neighbor	x		x		x		x	The project as proposed is entirely out of character with the surrounding homes and community. It will also impact traffic due to its limited egress and ingress to it as on the east there is only one exit (25th St.), the north (Monroe), West (Oakland) and South ((25th) all narrow streets through highly populated neighborhoods. To place such a large number of households within the same economic category will be troublesome because there will be no incentive to improve their quality of life. The school has a capacity of 5-6 hundred students. To increase the present student population with approximately 150-200 new students will possibly increase the resources to cover the cost due to free lunch, etc. Diversity should also include economic diversity, not just putting people on the same exotic level is a prescription for creating a mini Cabrini-Green or Pruitt-Igoe, e.g. The Shelton. AHC has not shown good management of its properties to date. Finally I agree that Ford Henry properties need renovation, but only to renovate or add three story garden type designs. Do not rezone from its present zoning.
CM-9	Alistair Watson	Community member or neighbor							x	Have ALL of the affordable. If it's not possible to have them Market Rate Affordable (MARKs) then make them committed affordable (CAFs) by using funds from AHIF, the HUD Section 8 voucher program or other programs. From 2000 to 2013, the County lost 13,500 affordable housing units, mostly due to rent increases. In addition, the Washington Council of Government's said that the DC metro area will need around 120,000 units to keep up with housing demands. Amazon and jobs are coming and we must be prepared for a stress-inducing increase in housing demand, especially affordable housing demand!
CM-10	Althea Roseboro	Community member or neighbor				x				Ft. Henry Gardens, a landmark in South Arlington should remain as is for all of the reason checked above.
CM-11	Andrea Cotman	Community member or neighbor	x		x		x	x	x	This places a strain on our transportation systems. School capacity is already a problem and, parking in your present outline is not enough. What about the demand on the environment? The proposed buildings are too high and completely inappropriate for our neighborhood. Instead of 4 buildings with 300 units, how about lowering the density? Consider 3 buildings with 200 units.



#	Name	Connection to Project	Land Use & Zoning	Site Design	Building Architecture	Historic Preservation	Transportation	Open Space/ Landscaping	Other	Comment
										Your current plan is much too much for our neighborhood. Please reconsider what you are currently planning.
CM-12	Andrew Waldeck	Community member or neighbor							x	After everything that has happened in the past year, I think this is a tone deaf decision. This decision will concentrate increased poverty in one of the less wealthy neighborhoods of Arlington. It will thereby likely reduce long term outcomes for all students at one of the lower performing elementary schools in Arlington and may increase crime rates in one of the higher crime neighborhoods in Arlington. The data supports the above. The fact that this proposal even made it to this stage without more forethought for a disadvantaged community is disappointing and I hope not reflective of the broader decision-making taking place in Arlington where leaders profess ideals that fly in the face of this proposal.
CM-13	ANGELA DICKEY	Concerned citizen and homeowner in North Arlington, member of NAACP and ATAG	x		x			x	x	I am writing to endorse the position of the Green Valley Civic Association opposing this development, which will have the likely effect of displacing many of our Arlington neighbors. The proposed development flies in the face of County promises to treat all members of the community equitably, especially and particularly given the onerous situation presented by the coronavirus. The proposed development would destroy the character of the neighborhood and remove existing green space and tree canopy. There are many reasons to oppose this project and the County should not hesitate to shut it down now.
CM-14	Ann Ulmschneider	Community member or neighbor							x	Arlington County, don't approve new site plans or funding for AHC projects until AHC demonstrates a track record of treating tenants at the Serrano with respect and providing the "high-quality" living that it promises tenants at all its properties.
CM-15	Anne McCulloch	Community member or neighbor							x	I strongly urge approval of this plan to redevelop this site and increase the amount of affordable housing in Arlington. If we are to continue to have a vital and diverse community we need to have housing that meets the needs of a range of current and future residents.
CM-16	Arlingtonians for Our Sustainable Future	Community group or organization representative	x		x		x	x		Arlingtonians for Our Sustainable Future (ASF) supports the county's and AHC's commitment to affordable housing and to preserve the number of units in Arlington that are available to those earning less than 80% of AMI. To this end, we support redevelopment of Fort Henry Gardens within current zoning provisions with the 25% bump up for affordable housing, which would allow the developer to build 30 units/acre and within allowable height restrictions.  However, we object to the developer's proposed rezoning from RA 14-26, which currently permits a maximum 24 units/acre, to RA 18-8, which permits a maximum of 36units/acre. ASF believes that the County should not be approving any zoning changes which facilitate substantial increased density without first applying tools to quantify the impacts. Many of our concerns mirror those

#	Name	Connection to Project	Land Use & Zoning	Site Design	Building Architecture	Historic Preservation	Transportation	Open Space/ Landscaping	Other	Comment
										<p>expressed by Green Valley Civic Association.</p> <p>Negative impacts which we oppose:</p> <ol style="list-style-type: none"> <li>1. Restriction of greenspace around the new compound. Access to greenspace, particularly in multi-family housing complexes, is essential for good mental health. It offers chances for recreation, relaxation, social opportunities, provides mature tree canopy which is often unavailable in affordable housing communities, and it assists in reducing urban heat island effect and asthma.</li> <li>2. A drastic change to the character of what is now mostly a single-family neighborhood.</li> <li>3. The extreme reduction of parking ratios as required in current zoning. Green Valley is not well served by public transit. AHC has previously relied on justifications for parking reductions in the area by noting that parking in other buildings went unused; a fact that fails to reveal that tenants were charged fees beyond their means to pay. The result was that residents did require cars, and the cars spilled over into the community. Green Valley cannot absorb this additional on-street parking requirement.</li> <li>4. Bumped up density to 58.3 units/acre, which delivers a sucker punch to a single-family neighborhood. ASF questions how the bumped-up density of units/acre comports with the current GLUP designation of low-medium, which means 16-36 units/acre. Proposing 58.3 units/acre means the county is effectively bypassing the GLUP in the guise of a simple site-plan review. We also do not understand the calculation that produced the bonus density of 22.3 units/acre. We believe that the affordable housing bonus density adopted in November 2019 caps bonus density for affordable housing at 25%. That would mean 8 additional units if current zoning were maintained and 9 additional units if the site were rezoned RA-18-8. Please explain how the county can offer 22.3 added units to the density in either of these two zoning categories.</li> </ol> <p>To summarize, we ask that RA 14-26 zoning be retained, we ask that the county commit to a maximum allowed height of 60 feet, we ask that green space be retained or expanded, that parking ratios be retained, and we ask that bonus density be limited to the 25% allowed by November 2019 bonus density for affordable housing, for a total maximum of 30 units/acre. In no case should the county approve a plus-up to almost 60 units/acre without a thorough fiscal</p>

#	Name	Connection to Project	Land Use & Zoning	Site Design	Building Architecture	Historic Preservation	Transportation	Open Space/ Landscaping	Other	Comment
										analysis of this project, as this represents significant new demands on the community which the county has yet to budget for.
CM-17	Arti Streepy	Community member or neighbor	x			x	x			There are no concerns about upgrading the building for it's current residents but to rebuild and increase the number of people and the size of the building is concerning. The surrounding neighborhood is quiet and compact. To add a substantially taller building with four times the people would increase the traffic through small, one way streets that leaves single family homes with children playing outdoors with heavier traffic by their house and an unsafe environment. The proposal did not appear to be to scale and show enough parking. The streets are jam packed with cars and adding a significant amount of people with not ample parking is asking the rest of the neighborhood to make up for this. The neighborhood is small. It should not have to handle the capacity and maintain the space we have green valley.
CM-18	Astrid Rapp	Community member or neighbor	x	x	x		x			Increased height and density is inappropriate for this location as the proposed redevelopment is not in keeping with the character of our neighborhood. I walk my dog on the streets surrounding Fort Henry regularly. The current Fort Henry development blends seamlessly with surrounding single family, duplex and townhouse homes in the neighborhood. It is currently hard to tell where Fort Henry starts and ends compared to surrounding brick homes and properties. The redevelopment plan in contrast will stick out like a sore thumb with no set back and with up to 6-stories on this rise will tower over surrounding homes and significantly change the character of the neighborhood.  I am also concerned about the parking proposal for this property. Pre-Covid, I drove S Lowell St or 25th S daily on my way to or from work. These streets are regularly use for parking and are full. There should be no reduction in parking allocation for the redevelopment as the immediate areas and truly the entire Green Valley neighborhood is struggling to accommodate parking in area that was build for small vehicles and with less than convenient public transportation options.
CM-19	Becky Daiss	Member Arlington Chapter of the NAACP	x		x		x	x	x	The Board needs to listen to the community, especially, at long last, one of Arlington's historic black communities. According to the Green Valley Civic Association, the AHC, Inc. redevelopment proposal is inconsistent with the overall plan for Green Valley. Buildings of AHC, Inc.'s proposed height and density are more appropriate for Shirlington Road, not in the middle of a tree-lined, residential community. It is inconsistent with local and regional housing initiatives that call for these types of massive structures to be built near high capacity transit, not in a neighborhood with low walkability where the vast majority of residents have at least one car. Buildings of the proposed height and density would destroy the character of Green Valley. The AHC, Inc. redevelopment proposal is inconsistent with the overall plan for Green Valley. Buildings of AHC,

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										Inc.'s proposed height and density are more appropriate for Shirlington Road, not in the middle of a tree-lined, residential community. It is inconsistent with local and regional housing initiatives that call for these types of massive structures to be built near high capacity transit, not in a neighborhood with low walkability where the vast majority of residents have at least one car. Buildings of the proposed height and density would destroy the character of Green Valley. Low income housing is needed and can be built without destroying an established and loved community.
CM-20	Bernard Berne	Arlington resident	x	x	x	x		x	x	<p>Land Use and Zoning:</p> <p>This project will provide affordable housing to a community that is undergoing gentrification and is losing many of its affordable housing units. The project will provide new committed affordable (CAF) units to replace the present market rate units.</p> <p>This will benefit the neighborhood. The project will permit the present residents of the Fort Henry Gardens's to remain on the property. The project will also increase the number of affordable housing units in the Green Valley neighborhood, thus offsetting the gentrification that the neighborhood is experiencing and will continue to experience.</p> <p>Preservation of these old and deteriorating buildings would require a costly renovation project. The cost of the renovations would result in an increase in rents or conversions to condominiums. This would displace the existing residents and would increase the neighborhood's gentrification.</p> <p>While these garden apartments have historic value, they are not outstanding examples of a unique or innovative type of architecture. Therefore, unlike such historically important garden apartments as Colonial Village and Buckingham, there are no special historical benefits in retaining the existing buildings while losing their affordability following renovations.</p> <p>Further, redevelopment of the property by right under the existing zoning would replace the existing garden apartments and open space with McMansions or town houses. This would result in the loss of nearly all of the trees and open space that presently exist on the property. Few or none of the trees would be replaced.</p> <p>The applicant is not requesting a change in the General Land Use Plan (GLUP) to provide these CAF units. Therefore, while the project will increase the heights and densities on the property, these</p>

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										<p>are acceptable because the new units will all be affordable. The proposed rezoning is also acceptable because of the provision of new CAF units.</p> <p>However, the buildings should have a smaller footprint than the applicant is proposing. The applicant should increase the project density by increasing the planned heights of the buildings, rather than by increasing the footprints and displacing potential open space.</p> <p>Use of Open space</p> <p>The proposed use of the remaining open space within the project area is completely unsatisfactory. The project will replace much of the property's present permeable surface with impermeable hardscape for paved walkways, playgrounds and other facilities.</p> <p>Biophilic elements will occupy only a small percentage of the remaining open space. This is a very poor use of project's open space, especially</p> <p>There is far too much mowed grass in the project area. While the mowed grass may serve to "activate" the community, it will prevent plantings of meadow/pollinator habitat throughout much of the property's area. Although the project will contain some small "pollinator patches", these will not be large enough to significantly replace the populations of butterflies and other pollinator insects that the County's development has displaced.</p> <p>Even worse, the project will provide little opportunity for the neighborhood's residents to observe, appreciate and learn about nature and protect the natural environment. This is at least as important as providing active recreational opportunities in playgrounds and "casual use" space on mowed lawns.</p> <p>Further, it is not certain as to whether the project replace on-site all of the trees that the project will remove. Some of the replacement trees will not mature. The on-site tree replacement ratio must be at least two new trees for each removed tree.</p> <p>The applicant therefore needs to replace much of the planned pavement, play areas and lawns with meadow/pollinator habitat and with trees. Without this replacement, the applicant's claim that the project will be biophilic has no factual basis.</p>

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										<p>The applicant's presentation states that the project will contain pollinator plants, but does not identify the species of those plants. including plantings of milkweed to provide opportunities for monarch butterfly reproduction. I have observed that many landscape architects do not plant the species of native plants that many important pollinators (including honeybees and monarch butterflies) prefer.</p> <p>The County's Green Building initiative and Biophilic policy will therefore not reach its potential unless the landscape architects for this and other site plan projects recognize the need to plant those species of plants that best support pollinators, and not to plant other species.</p> <p>In 2016, the Arlington County Board issued a "Monarch Pledge" (see <a href="https://countyboard.arlingtonva.us/monarch-pledge-day/">https://countyboard.arlingtonva.us/monarch-pledge-day/</a>). The pledge states: ... "WHEREAS, Arlington County provides recommendations to developers and residents regarding landscaping to promote wise conservation stewardship, including the protection of pollinators and maintenance of their habitats in urban and suburban environments; and</p> <p>WHEREAS, Arlington County is joining other municipalities in participating in the National Wildlife Federation's Monarch Pledge to create habitat and educate citizens about how they can support monarchs and other pollinators at home; .....</p> <p>I therefore suggest that the applicant's landscape architects consult with Alonzo Abugattas (aabugattas@arlingtonva.us; cell phone 571-235-2368; work phone: 703-228-7742) about the specific types and species of native plants that pollinators prefer. Mr. Abugattas, who is the Natural Resources Manager for the Arlington County Department of Parks and Recreation, is very knowledgeable about these types of plants.</p> <p>I therefore suggest that the applicant's landscape plan contain the following elements:  Plant only native trees, shrubs, ground cover and other vegetation that optimally support pollinators, including honeybees and monarch butterflies. Do not plant ornamental grasses, which support few insects and no pollinators. Some native grasses are aggressive and displace pollinator plants within a few years.  Do not plant non-native trees and shrubs, such as crepe myrtle and Zelcova.  Plant only pollinator species (not grasses) between trees adjacent to sidewalks and curbs, as well</p>

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										<p>in other areas.</p> <p>The only species of plant that monarch butterflies prefer for reproduction and that survives well in Arlington is Common Milkweed (<i>Asclepias syriaca</i>). Plant only that milkweed species. Do not plant any other milkweed species, such as Butterfly Weed (<i>Asclepias tuberosa</i>). Plant much <i>A. syriaca</i>. Follow Alonzo Abbugattas' recommendations regarding the best pollinator plants for the Arlington area at <a href="http://midatlanticgardener.com/alonso-abugattas-native-plant-wildlife/">http://midatlanticgardener.com/alonso-abugattas-native-plant-wildlife/</a>. Also plant bee balm (<i>Monarda</i>), Joe Pye Weed (<i>Eutrochium purpureum</i>), Purple coneflower (<i>Echinacea purpurea</i>) and Black-eyed Susans (<i>Rudbeckia hirta</i>), each of which pollinators prefer and which survive well in Arlington.</p> <p>Green Building Design.</p> <p>The applicant has not provided any information that suggests the buildings will be “green”. Each building should have a “green roof” with plantings that will create a meadow/pollinator habitat. The building should have a “bird friendly” design that will prevent birds from flying into the walls of the buildings.</p>
CM-21	Bernard Berne	Arlington resident						x		<p>Addendum to previous comments:</p> <p>Sheets C-1201 (Tree Inventory Plan) and C-1202 (Tree Inventory) in the site plan shows that the project will remove approximately 115 trees and replace these with 230 trees on site. This 2:1 replacement ratio is satisfactory. However, the landscape plan shows that some of the trees (London Planetree) are not native trees. These should be removed from the landscape plan. Further, the landscape plan contains plantings of New Harmony American Elm. This American Elm cultivar has not yet demonstrated long-term resistance to Dutch Elm Disease. These should also be removed from the landscape plan. Further, the landscape plan should specify the plantings of species such as sugar maple, scarlet oak, and black gum (<i>Nyssa sylvatica</i>) which produce brilliant fall foliage, as well as cultivars of red maple that also produce brilliant fall foliage. The landscape plan lacks these trees.</p> <p>All shrubs should be native and produce flowers that are known to support pollinator insects.</p> <p>The perennials and ground cover plants include sea oats. These wind-pollinated plants do not support pollinator insects. Replace it with plants that support pollinator insects.</p>

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										The perennials do not include milkweed, which monarch butterflies require for reproduction. Add common milkweed ( <i>Asclepias syriaca</i> ) to the list of perennials. This is the only species of native milkweed that monarchs prefer when reproducing and that survive well in Arlington.
CM-22	Bernard Berne	Arlington resident						x		<p>Addendum to previous comments:</p> <p>The landscape plan proposes plantings of Little Bluestem (<i>Schizachyrium scoparium</i>). This is a wind-pollinated prairie grass that can become aggressive and crowd out plants whose flowers support populations of butterflies, bees and other pollinator insects that are presently drastically decreasing. Further, the plant is most common in mid-western prairies, rather than in Northern Virginia, and may support few local insect populations.</p> <p>Arlington landscapes should not contain this plant species. Replace the species with plants that insects and birds pollinate and that are common in Northern Virginia.</p>
CM-23	Brad Barna	Community member or neighbor	x		x		x			<p>Fort Henry Garden redevelopment comments</p> <p>My wife and I are owners of a duplex immediately adjacent to the Fort Henry Gardens site. We have significant concerns regarding the re-development as it has been proposed. We purchased in the Green Valley neighborhood back in 2018 and one of the reasons that we did so was because of the relative quiet while still having access to Shirlington and Columbia Pike. We have been happy to have Fort Henry Gardens as a neighbor since that time, and while the buildings are aging the complex is quiet and picturesque, which fits in well with our area. We do understand that with the buildings growing older there is a need to redevelop so that the residents are not forced to live in units that are in disrepair; however, the current proposal for redevelopment ignores what makes Fort Henry Gardens and the surrounding homes a desirable place to live.</p> <p>1) Density. The current proposal seeks to almost quadruple the number of units at the current Fort Henry Gardens. Our neighborhood is not designed or intended to support the kind of density that is being proposed. We like our neighborhood because its quiet, and we imagine the residents of Fort Henry Gardens would say the same. Expanding Fort Henry Gardens serves only to benefit the County's affordable housing numbers. It is a disservice to the surrounding residents and the residents of Fort Henry Gardens, who should be benefitting the most.</p> <p>2) Parking. The current proposal indicates that there will be 0.6 parking spaces for each unit at the new Fort Henry Gardens. Parking is already at a premium in our neighborhood. With a space-to-unit ratio this low, and the sheer volume of new residents, street parking will become incredibly scarce. We are fortunate to have two cars, but our driveway only fits one. One of the reasons we</p>



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										<p>purchased was the ample street parking,</p> <p>3) Transportation. Prior to COVID, we frequently used the ART bus service in the area for commuting and personal travel. We anticipate doing so again once after the pandemic has receded. The current level of bus service will not be sufficient to service the proposed density, and apparently anticipated lack of car ownership by Fort Henry Garden residents. The County must make service improvements in our immediate vicinity if it plans to cram that many new residents into our small area.</p> <p>We're happy to have affordable housing in our backyard. Arlington County is a wonderful place that we have called home for almost a decade and should be home to persons of all income levels. Our concerns are that this development will completely change the nature of our neighborhood that we have grown to love. We understand that the County needs to expand its affordable housing availability and that redeveloping a current affordable housing site to cram more residents seems to be the easy approach. But in doing so the County harms its residents and those future residents of Fort Henry Gardens. Instead of quadrupling the number of units at Fort Henry Gardens and destroying the character of our neighborhood, we would ask that the County agree to a lesser expansion, supported by increased on-site parking, and better transportation service. We're happy to shoulder our portion of the perceived burden of affordable housing, but putting a massive apartment complex in the middle of a quiet residential neighborhood is not a burden neighbors should have to bear. Our suggestion is that the County get its affordable housing numbers up by developing affordable housing in a manner that is consistent with the surrounding neighborhoods and not to cram more affordable housing units in just because there are already some here. Thank you.</p>
CM-24	Brandon Gray	Community member or neighbor	x		x				x	<p>Placing one 6-story, two 5-story, and one 4-story buildings in the middle of a residential neighborhood is unacceptable. The design of the proposed buildings do not belong in the Green Valley residential area. Arlington County has zoning restrictions and rules in place to support cohesive communities that function well. AHC, Inc. is requesting a change in zoning in order to bring more height and density to our residential community. If approved, this would increase the number of apartments almost four-fold from 82 units to 300 units. It would increase the number of people in our neighborhood from 254 to over 1000. This places a strain on our transportation grid, school capacity, utilities, and environment.</p> <p>The proposed redevelopment is not in keeping with the character of our neighborhood. Our Green Valley neighborhood is filled with duplexes, townhouses, and single-family homes. AHC, Inc. is proposing massive, block-long buildings that will tower over the neighborhood in a</p>

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										<p>uniquely unbecoming manner. In some areas, the development would force itself around existing homes. Why is the County even entertaining the proposed drastic changes to zoning regulations?</p> <p>The impact to the local school zoned for the neighborhood would be substantial. Charles R. Drew Elementary school already has 61% of its students receiving free and reduced lunches (FRL). With elementary schools in north Arlington like Tuckahoe reflecting a student body where 1.5% of students receive FRL, there is a clear and obvious problem with equitable distribution of affordable housing throughout the county. The county board, school board, along with all other county representatives, must remedy the inequalities throughout the county before directly increasing the number of FRL at schools with existing high FRL populations. Such an outright endorsement of an imbalanced school system will reap steep consequences as families flee the APS schools for alternative education that is more appealing.</p>
CM-25	Brendan Meehan	Community member or neighbor	x	x	x		x	x		<p>The zoning change places a strain on our transportation grid, school capacity, utilities, and environment. The proposed redevelopment is not in keeping with the character of our neighborhood. Parking is already challenging in our residential community. Green space and trees around Fort Henry Gardens would be dramatically reduced, negatively impacting biodiversity. The proposal provides an inaccurate and unrealistic representation of the physical features of the development project. The redevelopment proposal is inconsistent with the overall plan for Green Valley.</p>
CM-26	Brian Segel	Community member or neighbor					x			<p>I am concerned about the additional transportation, parking, and construction noise that this project will bring. There is already congestion and lack of parking (as there are no zoned parking or restricted residential parking in the Shirlington Crest area), and the additional units will bring even more people and guests to clog up the area. Additional considerations need to be made to address these issues before the project should be considered.</p>
CM-27	Brijesh Patel	Community member or neighbor	x		x		x		x	<p>Dear Arlington County Housing Division, Arlington County School Board and Arlington County Board,</p> <p>I am writing regarding the proposed redevelopment of the Fort Henry Gardens affordable housing managed by AHC. Inc., in the Green Valley neighborhood of Arlington.</p> <p>The proposal seeks to triple the number of affordable housing units and change the architectural layout of the neighborhood by removing two story row houses and replacing them with four and five story buildings.</p>

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										<p>I have several areas of concern with this proposal:</p> <ol style="list-style-type: none"> <li>1. Schools. The impact to the local school zoned for the neighborhood would be substantial. Charles R. Drew Elementary school already has 61% of its students receiving free and reduced lunches (FR/L), while elementary schools in north Arlington have a much lower percentage of students receiving F/RL. These inequalities throughout the County should be addressed before directly increasing the number of F/RL at schools with existing high F/RL populations.</li> <li>2. Neighborhood Infrastructure. Placing several four and/or five-story multi-unit buildings in the middle of a residential neighborhood is unacceptable. The design of the proposed buildings do not belong in the Green Valley residential area. Arlington County has zoning restrictions and rules in place to support cohesive communities that function well. While AHC is seeking to increase density through redevelopment, the County is not obligated to increase density. Furthermore, parking in the Green Valley neighborhood is already tight, and tripling the number of residents will only add to this challenge, as well as increase traffic volume in an already congested area.</li> <li>3. AHC Management. AHC manages three existing facilities in the Green Valley neighborhood alone, which I understand are all plagued by multiple problems, as documented in the recent ArlNow article. I also understand that Arlington County is AHC's primary funder for their projects within the County and thus has significant control over the proposed redevelopment. I support redevelopment and replacement of the existing units, but not the proposed exponential increase.</li> <li>4. Construction Concerns. Additionally, the proposed construction is right above a retaining wall, which is plagued by continual water and drainage issues. There was also recently a sinkhole at the top of the retaining wall close to the proposed construction. Will all necessary engineering studies be done before AHC's proposal is voted on to ensure that there are no structural issues that will negatively impact the retaining wall?</li> </ol> <p>I support my Green Valley neighbors in calling on the County Board and Housing Division to reject this proposal and re-evaluate overall affordable housing distribution throughout the County.</p> <p>Sincerely, Shirlington Crest Resident</p>

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CM-28	C. Tucker	Community member or neighbor	x		x					The area in question is too small for a congested idea to add another building which would also add additional people to that section of Lowell street. Instead of adding more structures please continue instead to fix and improve what we are already have.
CM-29	Carlecia Cobbins	Community member or neighbor							x	Say "No" to AHC. We do not want additional Affordable Housing units in our neighborhood. We do not want a change in the zoning to support additional affordable housing in our neighborhood. We do not want the additional capacity, school capacity, and crime that tripling the affordable housing units would bring to our neighborhood. We have enough affordable housing in our neighborhood. We need to be stewards of our environment. We should be looking at the prospering Arlington neighborhoods and engaging in projects that would not burden the community, but instead make a positive impact on the character of our neighborhood. Put the additional affordable housing somewhere else in Arlington. Our neighborhood is already crowded with affordable housing and the negative impacts it brings on tax payers and tax payer dollars. If 61% of the kids at Drew Elementary are in a "free lunch" program, we should not be purposefully adding to this either. AHC should revamp their existing affordable housing units to move in the direction of all the other Arlington neighborhoods in upgrading and improving the area. This project is not an improvement. Just say "No".
CM-30	Cassidy Davis	Community member or neighbor			x					After reviewing the proposed design of the new building I am concerned that they will look out of place with the rest of the green valley area. The very modern look of the proposed apartments will detract from the charm of the surrounding existing brick duplexes and single family homes in our neighborhood. I would be open to renovating and increasing the affordable housing in the area but I would propose maybe more garden style apartments to match the existing feel of the neighborhood
CM-31	Chantel Jenkins	Community member or neighbor	x		x				x	No to the redevelopment of Ft. Henry Gardens. Arlington has become a city of high rises, especially on the south side of the county. If units are being built, options should be considered for the north side of the county where there a very few affordable housing locations.
CM-32	Chris Marokov	Community member or neighbor	x		x		x		x	Thanks for the opportunity to comment. I write from a pro redevelopment and pro affordable housing position. However, there are several significant issues with regards to this proposal. First, the construction of the massive 4, 5, and 6 story buildings in the residential neighborhood where no any such buildings exist will open the door to future rezoning of adjacent lots, altering entirely the neighborhood structure and culture. Second, and related, the proposed site border on the 25th Street could present an extreme danger of land sliding when the massive construction begins and even after it finishes. Third, this site may not be the perfect location for density expansion due to its limited road connections that lead out of the neighborhood. Fourth, the proposed parking ratio is extremely low and there has to be an increase to planned parking in order to make sure

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										<p>that current and future residents of the neighborhood are not at a disadvantage. And finally, mixed-income at different income levels should be pursued aggressively to make sure social integration and viability of a certain level are formed that allow for existing connections and similarities between this proposed community and the Shelton (at Green Valley square), managed by the same company and where persistent problems of crime and drugs exist, to be disrupted.</p> <p>In conclusion, I believe redevelopment of the existing apartments is overdue, but it should not be done at the expense of current low income residents and should not feature an excessive amount of units as under the current proposal. This is one of Arlington's most disadvantaged neighborhoods and by significantly expanding affordable housing in this area risks making the current low income residents worse off in the long-term.</p>
CM-33	Christie Keuchel	Community member or neighbor	x	x	x	x	x	x		<p>As a community member who lives in the neighborhood of the projected Fort Henry Gardens redevelopment plan I am concerned about the proposed land use by increasing the current usage and density by almost 5 times the amount that it is today in the same amount of space.</p> <p>This proposed increase in population without an increase in the amount of land being developed will decrease the amount of living and outdoor space per family or resident and causes concerns for their overall health and wellness by decreasing the number of open, green spaces and mature trees as well as the impact it would have on the current neighbors who enjoy what is left of the mostly quiet nature of our neighborhood. We need to have trees and green space for a healthy life and for this space not be taken over by massive concrete and artificial lighting.</p> <p>The proposed change to the zoning to allow for higher than standard buildings in a residential neighborhood made up of townhomes, duplexes, and single family homes would not be in harmony with the current neighborhood design and in addition would cause major traffic snarls, more accidents and danger to pedestrians as well as competition to street parking for existing residents.</p> <p>The site design of the proposed buildings are completely inconsistent with the current neighborhood housing design and structure. The architecture site plan proposed is massive and obtrusive and would tower over the entire neighborhood decreasing air, light and the sky scape as well as the impact on the green spaces around the neighborhood. Rather than blending in and being harmonious this project would dominate, ignore the historic context and redefine the neighborhood that we cherish and want to protect. I sincerely hope you listen to the residents of</p>

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										this community and consider other more feasible and reasonable options that the community can comment on before final plans are approved.
CM-34	CHRISTINA LEXA	Community member or neighbor	x		x		x	x		The proposed plan significantly alters the character of the community and strains the resources available including access to transportation, parking, and green space. The height and density of the proposed buildings would add significantly to the neighborhood population.
CM-35	Christopher Werner	Community group or organization representative	x		x		x	x		<p>Height and Size of Structures:</p> <ul style="list-style-type: none"> <li>• Height of proposed buildings is not visually acceptable and completely out of character with the surrounding neighborhood. Building 1, at six stories with minimal setback, would be the tallest building by far in a neighborhood of two-story single-family houses and duplexes.</li> <li>• Height of building 1 as seen from the south of the proposed development (from S Kemper Rd) would appear massive due to 3 story retaining wall on the south side of 25th St. Distance from base of the houses on the south side of 25th St S to top of building 1, which is relatively close to the retaining wall, would significantly exceed 100' and will be close to seven stories above the roof line of the houses on the south side of 25th St.</li> <li>• Building 3 (5 stories tall) will tower over the adjacent single-family house at 2470 S. Lincoln St. This is completely out of character with the neighborhood and an undue burden to the residents at 2470 Lincoln.</li> <li>• Setback of Building 1 is minimal for a structure of its size. It would turn the feel of this neighborhood of single families and duplexes into something closer to an urban center.</li> </ul> <p>Density:</p> <ul style="list-style-type: none"> <li>• Height, density, and appearance of all buildings is completely out of character with the surrounding neighborhood of single-family homes and duplexes.</li> <li>• Proposed project density would increase the number of residents in our neighborhood of single-family homes and duplexes by a factor of almost four. Increase in density will have negative effects on the neighborhood with regards to parking, traffic, noise, stormwater runoff and schools.</li> <li>• Project is not near mass transit. Residents will need to walk to Shirlington Rd or Four Mile Run Drive to access a bus stop. For a project with high proposed density, the transit needs of the occupants appear to have been inadequately considered with regards to both mass transit and parking.</li> </ul> <p>Traffic:</p> <ul style="list-style-type: none"> <li>• Increased traffic does not appear to have been diligently and thoroughly considered. Entrances to the neighborhood on 25th St S, S Kemper Rd and S. Monroe St all require navigation of either</li> </ul>

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										<p>very steep hills or blind corners. The large increase in traffic will exacerbate issues at these intersections resulting in congestion and potential safety concerns.</p> <ul style="list-style-type: none"> <li>• Increase in traffic during inclement weather events needs to be considered. S Kemper Rd is often the only navigable path out of the neighborhood during snow events due to the steep hills on S Monroe and 25th St S.</li> <li>• Increase in delivery vehicles and Uber/Lyft, especially on 25th St, does not appear to have been considered. 25th St is often lined on both sides with parked vehicles. Delivery vehicles stopping in the middle of the street will make this street very difficult to navigate. Currently this is not an issue because there is green space along 25th St at the Ft Henry site instead of residences. Therefore, vehicles do not stop along this street.</li> </ul> <p>Parking:</p> <ul style="list-style-type: none"> <li>• Project appears to include parking on 25th S and S Monroe as part of the parking capacity for the development. Currently there is close to zero additional parking capacity on 25th St. Both sides of the street are filled every evening. 25th St should not be considered as parking for the development. Additional parking should be provided on-site for the complex.</li> <li>• S Monroe St should not be considered as street parking for the complex. It is very steep and very difficult to park on. Cars are unable to park as closely on S Monroe as they would on a flat street due to the extreme grade.</li> </ul> <p>Trees and Green Space:</p> <ul style="list-style-type: none"> <li>• Reduction in green space is a concern and out of character with the neighborhood. The project appears to be counting on the Drew Elementary School fields as the green space for the project.</li> <li>• Project is removing over 200 mature trees from the site. Tree protection appears to have been an afterthought. Diversity of the tree canopy in the neighborhood will be significantly impacted.</li> <li>• Green space shown in renderings for the complex is in front of Building 3 and directly adjacent to 2470 S. Lincoln St. Renderings depict this as a recreation area for the complex. This is an undue burden for the residents of 2470 S Lincoln St to have residents of all four buildings congregating directly adjacent to their house.</li> <li>• Renderings depict the area of green space directly adjacent 2470 S. Lincoln St without taking into account proximity to this single-family dwelling.</li> </ul>
CM-36	Cicely Whitfield	Community member or neighbor							x	As a proud Green Valley community member, I want to express my support for this project. Having worked closely with AHC, Inc. over the years in the Green Valley community, I am well aware of the current condition of Fort Henry Gardens and am fully aware of the impact that this

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										will have on the community. While I understand the issues that some community members have raised, I stand in agreement because Green Valley is not a community that has disagreed with the need for affordable housing. This is an equity and affordability issue and the attempt to make it about density, site design, transportation and schools concerns me. For years, the Green Valley community has asked AHC for senior living so that neighborhood seniors could age in place. This development will provide that. Yes, over the years, there have been challenges with the complexes that are currently in Green Valley but in the last two years, I have seen a positive shift in the management of the properties. No project is going to be perfect but to continue to be the diverse and inclusive Arlington we claim to be, we need projects like this one.
CM-37	Cierra Jenkins	Community member or neighbor								
CM-38	David McTaggart	Community member or neighbor							x	Arlington County, please don't approve new site plans or funding for AHC projects until AHC demonstrates a track record of treating tenants at the Serrano with respect and providing the "high-quality" living that it promises tenants at all its properties.
CM-39	David Van Wagner	Community member or neighbor			x			x		-The green space and trees around Fort Henry Gardens would be dramatically reduced, negatively impacting biodiversity. There would also be destruction of a number of notable trees and a dramatic increase in amount of impervious surfaces.  -The proposed redevelopment is not in keeping with the character of the Green Valley neighborhood, which is filled with duplexes, townhouses, and single-family homes.
CM-40	Delores Fischer Jenkins	Community member or neighbor	x		x					This is detrimental to the health and the history of the community a historic neighborhood. This kind of density would also destroy the aesthetics of the neighborhood. The buildings That have been proposed or too big and do not reflect the character of the neighborhood.
CM-41	Derek Peay	Community group or organization representative	x		x		x	x		These high rise buildings do not belong in Green Valley. This is a neighborhood full of single family homes, row homes, and duplexes. We should not be disturbing tree canopies and greenery that make Green Valley the neighborhood that it is. Our roads are not wide enough to support the influx of that many residents along with delivery and transportation services that those residents will rely on to get into and out of neighborhoods. This planned development goes against everything this neighborhood was originally purpose built for. Please put this super structure somewhere else. Perhaps closer to the orange metro line in north Arlington.



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CM-42	Diane Allard	Community member or neighbor							x	It is imperative that Arlington County address the conditions at Serrano before approaching new projects such as this.
CM-43	Edward Charity Jr.	Community member or neighbor						x		The developer should be encouraged to provide trees along 25th St that will eventually grow tall enough to block the 6 story building from being seen from the areas below. These tree should be similar to the trees that currently exist in the neighborhood to the left of the development if facing it.
CM-44	Eleni Riris	Arlington resident							x	I was raised in Arlington, and I was strongly influenced by the incredible diversity and culture that exists in our community. Green Valley is one of the last neighborhoods in Arlington that preserves what makes our county a special place. Gentrification has destroyed the economic and ethnic diversity of many neighborhoods. The Arlington County government has a long history of allowing and even actively encouraging the destruction of working class and minority communities in Arlington. The residents of Green Valley have been ignored and silenced enough. It's time for the government to take their concerns seriously and therefore refuse this proposed redevelopment. The Green Valley Civic Association has given many clear, substantial reasons why this would be destructive to the community. I do not want to live in an Arlington that kills a neighborhood like Green Valley for profit. Make the right choice, do not redevelop Fort Henry Gardens!
CM-45	Elizabeth Napper	Community member or neighbor					x		x	I do not believe my community has adequate resources for the proposed increase in density. I would support redevelopment that did not require changes to zoning requirements for parking and that would not displace current residents for 2 years. There is already insufficient parking in the area. During non-Covid times Walter Reed Drive connecting Columbia Pike and Route 50 is already very congested. Local public schools are already strained beyond their capacity. If the county wants to increase density in Green Valley and other surrounding neighborhoods, then the county should plan to create the appropriate infrastructure BEFORE bringing in higher and higher concentrations of people as they are doing in and around the Amazon HQ2 area.
CM-46	Elsa Haile	Community member or neighbor							x	I want to know if laundry will be included in the units of the new design? Will families that already live here like my family, get a chance to upgrade to a bigger unit. Currently we are in a 2 bedroom and want to go to a 3 bedroom.
CM-47	Frances walker	Community member or neighbor								
CM-48	Frances walker	Community group or					x			300 units that currently has 72! Parking is as will be a huge problem! Entrance at 25th st will be a problem in bad weather on a hill!

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		organization representative								
CM-49	Gloria Little	Community member or neighbor	x		x				x	The proposed number of units are too many. The height/stories are too high. The number of new residents will potentially and probably place too many children in Drew School, which has a high number of low income students. This historically (since the 50s) will impact the composition of the schools, the funding and quality of teaching. Also, five- and six-story buildings would be substantially out of step with the neighborhood. Plans are too aggressive and too much and will bring in 5 times the number of residents.
CM-50	Green Valley Civic Association Green Valley Civic Association	Community group or organization representative	x		x		x	x	x	<p>Comments from the Green Valley Civic Association on the AHC, Inc. proposed redevelopment of Fort Henry Gardens</p> <p>AHC, Inc. is requesting a change in zoning in order to bring more height and density to our residential community. If approved, AHC, Inc. would build four buildings – one 6-story, two 5-story, and one 4-story. This would increase the number of apartments almost four-fold from 82 units to 300 units. It would increase the number of people in our neighborhood from 254 to approximately 1000. This places a strain on our transportation grid, school capacity, utilities, and environment.</p> <p>The proposed redevelopment is not in keeping with the character of our neighborhood. Our Green Valley neighborhood is filled with duplexes, townhouses, and single-family homes. Fort Henry Gardens residents remark that they each have their own door to the outdoors, encouraging neighborly interactions. AHC, Inc. is proposing massive, block-long buildings that, from many angles, will tower over the neighborhood and eschew these community interactions. In some areas, the development would force itself around existing homes.</p> <p>AHC, Inc. would place buildings extremely close to the edge of the street. For Building 1, the building is placed only 9 feet from the sidewalk on one end and only 14 feet from the sidewalk at the other end. This lack of set-back in a residential community populated with green front yards will emphasize the height and inappropriate nature of the design. For Building 1, this means the height, measured from the base at Kemper (bottom of the hill) to the top of the proposed building, would reach approximately 10 stories! It would be visible from Shirlington and from I-395, wholly out of step with this residential neighborhood.</p> <p>The Green Valley Civic Association has spent many years planning for the future of our community.</p>

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										<p>This includes the potential for development along Shirlington Road. The Shirlington Road area (from South 24th Street to South Shirlington Road minor-cross) is zoned for complexes of the size AHC, Inc. proposes. The proposed size, scale and design are not appropriate for the Fort Henry Gardens site.</p> <p>Parking is already challenging in our residential community. Most surrounding homes do not have driveways and residents rely on street parking. At a proposed .61 parking spaces per unit, AHC, Inc. will not have enough surface parking to accommodate its residents and guests, spilling over onto already limited parking. AHC, Inc., if charging for parking, will further restrict its lots. Fort Henry Gardens is not accessible to a metro line. In addition to a significant increase in resident vehicle trips, AHC, Inc. does not account for other traffic such as delivery vehicles and Uber/Lyft/taxis and how it would do so without disturbing the traffic flow for the rest of the community. An increased traffic load on the steep hills (Monroe), challenging curves (at Kemper and South 25th), and nearby thoroughfares (Shirlington Road) have not been adequately assessed.</p> <p>Streets in this community are hilly and, in some cases, narrow and one-way. The intersection of Lowell, Lincoln and South 25th streets have blind spots that will be exacerbated by large buildings, additional activity and traffic.</p> <p>Green space and trees around Fort Henry Gardens would be dramatically reduced, negatively impacting biodiversity. AHC, Inc. would demolish notable trees and dramatically increase impervious surfaces. The Fort Henry Gardens tree canopy is currently visible from the W&amp;OD trail. It would be eliminated with this proposed development. The trees are part of what makes Green Valley green.</p> <p>Underground water pressure issues have been raised, with concern for the retaining wall below South 25th. Structural issues regarding underground water, a recent sinkhole, and construction impact must be addressed.</p> <p>AHC, Inc. provides an inaccurate and unrealistic representation of the physical features of the development project. Their illustrations give a false impression of the projected green space that would fit in this area. They do not depict accurately the height of their buildings. In some cases, the illustrations are absent of single-family homes and duplexes that border the proposed project. It is troubling to find the County using the AHC, Inc. illustrations in its advertising of this public comment period.</p>

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										<p>AHC, Inc. refers to its proposed development as “workforce housing.” According to the Brookings Institute, “workforce housing is most commonly intended for households with incomes between 80 and 120% of AMI.” (This definition corroborates with other community development sources. In addition, low income tax credits, for which AHC, Inc. would apply, permits households earning up to 80% of AMI in their assisted units.) Yet, AHC, Inc. also states that its proposed development would offer apartments at 30, 50 and 60% of AMI. Which is to be believed? When asked about this discrepancy, AHC, Inc. replied in writing, “We use them interchangeably as some people have a misrepresentation that “affordable housing” means “public housing.” AHC, Inc. needs to present accurately the AMI levels for this property, and, should the project proceed, ensure that people currently living at Fort Henry Gardens will be able to return at their current rental rates.</p> <p>AHC, Inc. owns three properties in Green Valley within close proximity to one another. Concerns exist, especially at The Shelton property, for its living conditions, from sterile entranceways to the treatment of residents. Several improvement suggestions have been made to AHC, Inc., from us, the Arlington County Police Department, and numerous nonprofit leaders, but little is shown for it. Repeated disturbances at this property do not bode well for what another, larger AHC, Inc. property might bring to our neighborhood.</p> <p>The AHC, Inc. redevelopment proposal is inconsistent with the overall plan for Green Valley. Buildings of AHC, Inc.’s proposed height and density are more appropriate for Shirlington Road, not in the middle of a tree-lined, residential community. It is inconsistent with local and regional housing initiatives that call for these types of massive structures to be built near high capacity transit, not in a neighborhood with low walkability where the vast majority of residents have at least one car. Buildings of the proposed height, density and design would destroy the character of Green Valley. A more creative, less dense alternative may be considered.</p> <p>The County should not grant AHC, Inc. its request for a zoning change, parking modification, or any additional density.</p>
CM-51	Gregory Siegel	Community member or neighbor	x		x		x			I'm against this development as currently planned because of the dramatic increase in the number of units and the issues with parking and people density that will bring. I'm not opposed to redevelopment at all just as it's currently planned.

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CM-52	Hannah Follweiler	Community member or neighbor					x			Please approve the project. It would be great to see in our neighborhoods. Protected bike lanes would be nice to see with this project too.
CM-53	Heather Roberts	Arlington resident							x	I reviewed the comments from the Green Valley Civic Association and agree with their argument. It seems that the neighborhood already has duplexes and town homes whereas many other neighborhoods in Arlington - including my own Arlington Forest - do not. This neighborhood should not be burdened with additional multifamily dwellings when so many other Arlington neighborhoods have not yet shared in that burden.
CM-54	Hillary Horn	Community member or neighbor							x	I was appalled to see how AHC has been managing its Serrano property and how for months they denied how widespread the violations of health codes were. As much as we need more affordable units, the County needs to see proof of major changes in how residents in affordable buildings are treated BEFORE any further approvals are given. Adequate parking must also be planned for the additional residents.
CM-55	Ian White	Housing Advocate	x						x	I support any project that allows more low-income people to stay in Arlington rather than being forced into an hour-long commute on the beltway. However, I'd also like to use this space to insist that the next major affordable housing development be put north of Route 50, north of Route 29 if at all possible. Housing segregation in Arlington will continue unless we commit to building CAFs in the richer, whiter areas of the county. I support this particular zoning change, and I insist on future changes where exclusionary zoning continues to exist.
CM-56	J Y	Community member or neighbor	x	x	x		x	x	x	<p>AHC, Inc. wants to re-zone the Fort Henry Gardens, which would dramatically change our residential community by increasing height and density in a large, prominent area. Increasing the number of apartments almost four-fold (from 82 units to 300 units) and the number of people in our neighborhood from 254 to over 1000 would strain our transportation grid, school capacity, utilities, and environment.</p> <p>The AHC, Inc. redevelopment proposal is inconsistent with the overall plan for Green Valley. Buildings of AHC, Inc.'s proposed height and density are more appropriate for Shirlington Road, not in the middle of a tree-lined, residential community. It is inconsistent with local and regional housing initiatives that call for these types of massive structures to be built near high capacity transit, not in a neighborhood with low walkability where the vast majority of residents have at least one car. Buildings of the proposed height and density would destroy the character of Green Valley.</p> <p>The proposed redevelopment is not in keeping with the character of our neighborhood. Our Green</p>

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										<p>Valley neighborhood is filled with duplexes, townhouses, and single-family homes. AHC, Inc. is proposing massive, block-long buildings that, from many angles, will tower over the neighborhood. In some areas, the development would force itself around existing homes.</p> <p>AHC, Inc. would place buildings extremely close to the edge of the street. For Building 1, the building is placed only 9 feet from the sidewalk on one end and only 14 feet from the sidewalk at the other end. This lack of set-back in a residential community populated with green front yards will emphasize the height and inappropriate nature of the design. For Building 1, this means the height, measured from the base at Kemper (bottom of the hill) to the top of the proposed building, would reach approximately 10 stories! It would be visible from Shirlington and from I-395, wholly out of step with this residential neighborhood.</p> <p>Parking is already challenging in our residential community. Most surrounding homes do not have driveways and residents rely on the street parking. AHC, Inc. will not have enough surface parking to accommodate its residents and guests, spilling over onto already limited parking. AHC, Inc., if charging for parking, will further restrict its lots. Fort Henry Gardens is not accessible to a metro line. In addition to a significant increase in resident vehicle trips, AHC, Inc. does not account for other traffic such as delivery vehicles and Uber/Lyft/taxis and how it would do so without disturbing the traffic flow for the rest of the community. An increased traffic load on the steep hills (Monroe), challenging curves (at Kemper and South 25th), and nearby thoroughfares (Shirlington Road) have not been adequately assessed.</p> <p>Streets in this community are hilly and, in some cases, narrow and one-way. The intersection of Lowell, Lincoln and South 25th streets have blind spots that will be exacerbated by large buildings, additional activity and traffic.</p> <p>Green space and trees around Fort Henry Gardens would be dramatically reduced, negatively impacting biodiversity. AHC, Inc. would demolish notable trees and dramatically increase impervious surfaces. The Fort Henry Gardens tree canopy is currently visible from the W&amp;OD trail. It would be eliminated with this proposed development. The trees are part of what makes Green Valley green.</p> <p>AHC, Inc. provides an inaccurate and unrealistic representation of the physical features of the development project. Their illustrations give a false impression of the projected green space that</p>

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										would fit in this area. They do not depict accurately the height of their buildings. In some cases, the illustrations are absent of single-family homes and duplexes that border the proposed project.
CM-57	Jacomina de Regt	Community member or neighbor							x	I understand that the neighborhood is organizing against a "high rise", but we need greater density in Arlington in all neighborhoods and we need to create as many different forms as we can to provide affordable housing as well as housing in the missing middle range. However, given how badly AHC is managing the situation in the Serrano, I would urge the Board to not provide AHIF funds to AHC till that situation is resolved to the tenants' satisfaction. Changing the management company given its attitude and lack of action, is only a very first step. Do slums have a place here? NO
CM-58	Jacqueline Coachman	Community member or neighbor	x							Green Valley has always welcomed new residents regardless of their income, religion, or color of their skin. While the project is well-designed, it is simply too dense.
CM-59	Jacqueline Snelling	Community group or organization representative	x		x	x				this project does not meet the neighborhood scale and would destroy historic affordable garden apartments
CM-60	James COTMAN	Community member or neighbor	x						x	When will all the building stop? This project is much too big for our neighborhood. What about scaling this project down a little? 300 units over four buildings means at least 900 additional people in our community AND this taxes our school system (Charles Drew Elementary in particular). This is just too much.
CM-61	Jason Gross	Community member or neighbor	x		x				x	I oppose the development by AHC as this would increase density, being done by a company with a C rating by its residents. I concur with the Green Valley Civic Association letter, specifically: Increased density is not in line with the residential structure of the existing neighborhood of low density buildings. I do not believe the AHC case that families can reside in these new units, using AHC pricing at other buildings as a guide. What will likely happen is that families will squeeze into small units, thus increasing the density of population far above what would be expected based on the bedroom count. This will place a strain on local infrastructure such as schools, busses, and food availability (insufficient fresh grocery food stores in the area already). Also, the environmental aspects of taller buildings is not in line with the overall construction of the neighborhood, and compounds the issues crated by the enlarged Cubesmart facility and the cement factory on Shirlington road. As a personal aside, I lived in an AHC building for three years (11 years ago — Woodbury Park in Courthouse) and my dealings with AHC corporate were horrible. They are an intractable company who does not care for their residents, despite their stated (and very positive) mission goals of providing low cost housing at a fair price. The prices

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										they have for their units are excessive for what they offer, and families pack into them as much as possible to save money. This isn't fair to the residents of AHC and it isn't fair to the community that they propose building in. In sum, I oppose the development by AHC in Green Valley as they run in opposition to the existing community of families, environmental concerns, and management concerns based on prior experience with AHC.
CM-62	Jean Anderson	Community member or neighbor	x			x	x		x	I am opposing the Green Vally/Fort Henry proposal. No doubt Arlington County needs more affordable housing for seniors as well as low income families. However, unless Arlington County is proposing that ALL the new dwellings/apartments would be allocated to aforementioned groups, I do not believe AHC should remove the current structures. I believe this is another attempt for AHC to increase Arlington housing to more individuals desiring to move closer to the metro area (not to mention the Amazon move). AHC proposes this under the "cover" of designating a few apartments to the low income group. AHC proposal would increase the already populated area, increase traffic, and increase the need for more schools. It is a domino effect and one that AHC uses in most of their proposals.
CM-63	Jennifer Landis	Community member or neighbor	x		x		x			It would be a mistake for the County to permit a large building in this neighborhood. This does not keep in the character of the neighborhood. A large building of this nature would clog up the community and increase gentrification. Please do not grant this permit.
CM-64	Jesse Boeding	Community member or neighbor					x	x	x	<p>The pictures on this are incredibly misleading. In the community meeting what appears to be a big open field to play in is in actuality a 15'x10' space. Also, how can a 5 story building appear lower than a 2 story building?</p> <p>There is a 40' wall on the other side of the street. This site will create incredible shifting and vibrations as it is being torn down and rebuilt. That wall will need to be reinforced by the AHC before any building is done so as not to compromise the 100 townhouses underneath the wall.</p> <p>All I hear from schools people is that the schools are overflowing, from parks people that there isn't enough green space, from everyone that there isn't enough parking or community space. I don't see how adding 4x the density is going to resolve any of those issues or alleviate the funding issues that the county is facing.</p>
CM-65	Jill Deering	Community member or neighbor	x		x		x	x	x	As a resident of Green Valley, I urge Arlington County not to grant AHC, Inc. its request for the zoning change, parking modifications or the proposed additional density. The proposed increase in density would result in an increase in the number of apartments almost four-fold and an increase in the number of residents from 254 to over 1000. This will place a substantial strain on the transportation grid, school capacity, utilities and environment in Green Valley. Parking is currently



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										challenging in the neighborhood with few driveways in surrounding homes, and the proposed .61 space per unit allocation will further strain parking resources in an area that does not have access to a metro line. Additionally, the traffic resulting from this substantial increase in density (personal vehicles, delivery vehicles, ride shares) has not been adequately assessed and would likely present significant disruptions to the flow and create potential hazards on streets with both steep hills and curves. Moreover, with proposed structures of up to six-stories, this project is not aligned with the character of the neighborhood which is filled with duplexes, townhouses, and single-family homes. In fact, the placement of building one measured from the base of the hill on Kemper Rd to the top of the building would reach approximately 10 stories. This building will not only tower over Shirlington Crest townhomes but will be visible from Shirlington, completely dismantling the current neighborhood character. This proposed development is not suited for Green Valley and should be put forth in an area with access to high capacity transit and with the infrastructure to absorb such a dramatic increase in density.
CM-66	Jill B	Community member or neighbor	x				x			The redevelopment of Fort Henry Gardens is not a positive improvement for the neighborhood. The project has too much density and would add to the already difficult parking and traffic situation. I am not in favor of this redevelopment effort.
CM-67	Joan McIntyre	Citizen							x	The proposed Fort Henry Gardens will commendably expand the availability of affordable housing in Arlington and I applaud the commitment to Earthcraft Gold. The focus on energy efficiency and inclusion of solar panels will contribute to the County's goals for carbon neutrality by 2050. It is not clear from the documentation, however, whether the design calls for all electric systems-- HVAC, hot water, and cooking and other appliances. The elimination of onsite use of fossil-fuels is critical in meeting these climate goals and I urge the Applicant to commit to an all electric building, allowing it to be carbon neutral as the electric grid becomes cleaner and even consider the potential of being net zero energy, relying on onsite solar production for net energy needs.
CM-68	Joanne Dunne	Community member or neighbor								
CM-69	John Grant	Community member or neighbor	x				x			I am a neighbor in Green Valley. I support building additional density, especially for affordable housing. However, many neighbors have expressed concerns about the lack of parking associated with this development and I believe those concerns are valid.
CM-70	John Hunter	Community member or neighbor	x		x		x			Transportation, density and, parking will be affected by nearly quadrupling the number of people (and possibly cars) who drive through our narrow, hilly neighborhood.

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CM-71	John Reeder	Community group or organization representative			x				x	I oppose the rezoning of the Ft. Scott apartments site and the demolition of the current apartments. Arlington County cannot afford under today's Covid financial crisis to subsidize the building of another 300 new expensive units and the loss of the roughly 80 units that are low cost and rented. The county is and should be spending its housing assistance dollars paying for unpaid rents of thousands of Arlington renters who otherwise will be evicted. There are plenty of vacant units including vacant CAFs elsewhere in the county; we do not need more right now. Also destroying a garden apartment and building a high rise building changes the character of the neighborhood. AHC proposed doing this in my neighborhood in Westover several years ago and it was rejected by neighborhood and the county board. AHC is just trying to profit from this project which is not justified on the basis of affordable housing needs.
CM-72	John Staren	Community member or neighbor	x		x		x			I urge Arlington County to reject the proposed rezoning and new site plan for Fort Henry Gardens. The plan is too dense, does not provide enough parking, is inconsistent with character of the neighborhood, and is not supported by the Green Valley Civic Association. I salute efforts to provide more affordable housing in Arlington County and hope AHC can work with residents and civic associations to find mutually acceptable improvements.
CM-73	Josiah Stevenson	Community member or neighbor	x		x		x	x		I live in north/central Arlington, but I want this in my neighborhood too!  This project is great -- wish it could be a couple stories taller (for bldgs 2 and 3 and maybe 4, at least), have a little less parking, and have more traffic calming and pike/ped infra for Lowell St. In particular, more height could provide more much-needed shade for the parks and for pedestrians and cyclists on Lowell St on hot summer afternoons; the 60' height bar is way too low especially given the site's position on a hill.  More affordable housing is desperately needed in Arlington -- most of all in north / northwest Arlington, but here as well. The County should study ways to make committed-Affordable projects of this scale qualify for by-right approval (without a site plan) on single-family parcels in Lyon Village, Clarendon-Courthouse, East Falls Church, Leeway, Yorktown, Waverly Hills, etc.  Please approve this project, give AHC even more breathing room than they're asking for on this site, and enable projects of this scale without discretionary approval processes throughout North Arlington and/or countywide.
CM-74	Julie Siegel	Community member or neighbor	x				x		x	Living right down the street from Fort Henry Gardens, my family and I are very concerned about the current proposed plans. Tripling the number of people living there is really going to impact the neighborhood's density, traffic patterns and parking. (Not to mention the noise pollution / other

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										issues that seem to come with the AHC Inc. buildings, i.e. The Sheldon ). It doesn't look like there is enough surface parking to accommodate the proposed number of additional tenants. Especially considering there isn't enough parking as is for those currently living at Fort Henry Gardens and the houses/townhouses around the area. Many homes and townhouses in the area have to use street parking because there are not driveways and there just isn't enough space for this already crowded area. There are also some one-way streets and spots that are extremely narrow and it is hard to imagine they are going to be able to handle the extended number of individuals who would be living at Fort Henry Gardens. The density of the project is very concerning and I hope Fort Henry Gardens does get redone from a construction standpoint, but at the current rate of units and within the same structural style (not five and six story tall buildings) but keeping within the current Arlington zoning regulations.
CM-75	Julie Lee	Longtime resident of S. Arlington neighborhood and familiar with the history and heritage of Green Valley	x	x	x	x	x	x	x	It is inconceivable to think Arlington would destroy these garden apartments, the missing middle type of housing they are hoping to create, and build multi-story apt buildings which will tower right over the single family and duplex homes they would be next to. This development is not in keeping with the character of the neighborhood. It will put an enormous strain on the neighborhood school, the infrastructure and the environment. The proposed parking ratio is totally unrealistic. This community is not accessible to a metro line. Cars from the apt buildings will completely clog streets with additional parked cars. This development will require the removal of a considerable number of trees, many notable, the destruction of the tree canopy and will increase impervious pavement. The County Bord seems determined to urbanize ALL of Arlington, violating the commitment made to keep this sort of development and density within the transportation corridors. This continued upzoning is destroying communities and neighborhoods. Green Valley deserves more respect. Do NOT approve this site plan proposal.
CM-76	Julius Spain, Sr.	Community group or organization representative	x	x	x		x	x	x	Over the past few days' members of our Executive Committee have had an opportunity to review the proposed Fort Henry Gardens project. It has come to our attention that despite Green Valley residents welcoming affordable housing, many to include the Green Valley Civic Association (GVCA) do not support this AHC project for a myriad of valid reasons. Civic associations play a critical role in our community with the GVCA representing approximately 2287 households. I would encourage your team to immediately reach out to the President of the GVCA and have a follow-up meeting soonest. Arlington Branch NAACP is inclined to support GVCA position and encourage the County to seek an alternate site for the project. GVCA Concerns:

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										<ul style="list-style-type: none"> <li>• AHC, Inc. is requesting a change in zoning in order to bring more height and density to our residential community. If approved, AHC, Inc. would build four buildings – one 6-story, two 5-story, and one 4-story. This would increase the number of apartments almost four-fold from 82 units to 300 units. It would increase the number of people in our neighborhood from 254 to over 1000. This places a strain on our transportation grid, school capacity, utilities, and environment.</li> <li>• The proposed redevelopment is not in keeping with the character of our neighborhood. Our Green Valley neighborhood is filled with duplexes, townhouses, and single-family homes. AHC, Inc. is proposing massive, block-long buildings that, from many angles, will tower over the neighborhood. In some areas, the development would force itself around existing homes.</li> <li>• AHC, Inc. would place buildings extremely close to the edge of the street. For Building 1, the building is placed only 9 feet from the sidewalk on one end and only 14 feet from the sidewalk at the other end. This lack of set-back in a residential community populated with green front yards will emphasize the height and inappropriate nature of the design. For Building 1, this means the height, measured from the base at Kemper (bottom of the hill) to the top of the proposed building, would reach approximately 10 stories! It would be visible from Shirlington and from I-395, wholly out of step with this residential neighborhood.</li> <li>• Parking is already challenging in our residential community. Most surrounding homes do not have driveways and residents rely on the street parking. AHC, Inc. will not have enough surface parking to accommodate its residents and guests, spilling over onto already limited parking. AHC, Inc., if charging for parking, will further restrict its lots. Fort Henry Gardens is not accessible to a metro line. In addition to a significant increase in resident vehicle trips, AHC, Inc. does not account for other traffic such as delivery vehicles and Uber/Lyft/taxis and how it would do so without disturbing the traffic flow for the rest of the community. An increased traffic load on the steep hills (Monroe), challenging curves (at Kemper and South 25th), and nearby thoroughfares (Shirlington Road) have not been adequately assessed.</li> <li>• Streets in this community are hilly and, in some cases, narrow and one-way. The intersection of Lowell, Lincoln and South 25th streets have blind spots that will be exacerbated by large buildings, additional activity and traffic.</li> <li>• Green space and trees around Fort Henry Gardens would be dramatically reduced, negatively impacting biodiversity. AHC, Inc. would demolish notable trees and dramatically increase impervious surfaces. The Fort Henry Gardens tree canopy is currently visible from the W&amp;OD trail. It would be eliminated with this proposed development. The trees are part of what makes Green Valley green.</li> <li>• AHC, Inc. provides an inaccurate and unrealistic representation of the physical features of the</li> </ul>

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										<p>development project. Their illustrations give a false impression of the projected green space that would fit in this area. They do not depict accurately the height of their buildings. In some cases, the illustrations are absent of single-family homes and duplexes that border the proposed project.</p> <ul style="list-style-type: none"> <li>The AHC, Inc. redevelopment proposal is inconsistent with the overall plan for Green Valley. Buildings of AHC, Inc.'s proposed height and density are more appropriate for Shirlington Road, not in the middle of a tree-lined, residential community. It is inconsistent with local and regional housing initiatives that call for these types of massive structures to be built near high capacity transit, not in a neighborhood with low walkability where the vast majority of residents have at least one car. Buildings of the proposed height and density would destroy the character of Green Valley.</li> </ul> <p>Regards, Mr. Julius D. Spain, Sr. President Arlington Branch NAACP #7047</p>
CM-77	Justin Bowles	Community member or neighbor			x		x		x	<p>The planning slides highlight a deliberate lack of parking (0.6 spaces per unit). If more than 60% of residents have 1 or more vehicles this will cause severe congestion on surrounding streets and existing neighborhoods. These buildings will look out of place. The view of every resident of Green Valley will be obstructed by these buildings and the facade will be a stark contrast to existing houses. The population density of the community will dramatically increase without an appropriate increase in tax revenue (due to lower than average income levels). This will likely put an even greater burden on Drew Elementary School's free and reduced price lunch program, which already has one of the highest amounts of free and reduced price lunch students. AHC already has several affordable housing properties in Green Valley. These properties are hot spots for crime/drugs and AHC has done nothing to address the issue. If something similar happens at the new property it's reasonable to expect AHC to ignore the issue and let the Green Valley community deal with any negative consequences.</p> <p>All of these issues can be avoided if either the number of units is substantially reduced, or the entire project is relocated. AHC is saturating Green Valley with affordable income housing. The demand for housing of this kind exists all through Arlington County therefore a construction project of this type would be better suited in another neighborhood.</p>
CM-78	Kari Garcia	Community member or neighbor	x		x		x		x	<p>I understand the need and importance of affordable housing in Arlington. However, I have concerns about this proposal. First, I have concerns about where the current residents of Ft. Henry Gardens will go when their current home is torn down to make way for massive redevelopment. These are valued members of our community and tearing down their homes will force them out of our community and maybe out of Arlington completely. While I understand that the apartments</p>

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										<p>are in need of repairs, we should focus on remodeling and repairing the apartments to improve the living conditions of existing residents.</p> <p>Second, the current project is oversized for the current community. It would drastically increase the number of people in the neighborhood which puts a strain on transportation and parking but most importantly on Charles Drew Elementary.</p>
CM-79	Kate Trygstad	Community member or neighbor							x	My comment specifically addresses any funding or new approval for AHC until they have remedied the appalling conditions at the Serrano and have remedied the callous management practices that have allowed these conditions to continue for years. I would like to see AHC become a truly responsible landlord before they receive any new approvals or funding.
CM-80	Katherine Sickbert	Community member or neighbor	x		x		x		x	<p>The proposal seeks to TRIPLE the number of affordable housing units and change the architectural layout of the neighborhood by removing two story row houses and replacing them with four and five story buildings.</p> <p>I have several areas of concern with this proposal:</p> <ol style="list-style-type: none"> <li>1. Schools. The impact to the local school zoned for the neighborhood would be substantial. Charles R. Drew Elementary school already has 61% of its students receiving free and reduced lunches (FR/L). With elementary schools in north Arlington like Tuckahoe reflecting a student body where 1.5% of students receive FR/L, there is a clear and obvious problem with equitable distribution of affordable housing throughout the county. The county board and school board must remedy the inequalities throughout the county before directly increasing the number of FRL at schools with existing high FRL populations.</li> <li>2. Neighborhood Infrastructure. Placing several five-story buildings in the middle of a residential neighborhood is unacceptable. The design of the proposed buildings do not belong in the Green Valley residential area. Arlington County has zoning restrictions and rules in place to support cohesive communities that function well. While AHC is seeking to increase density through redevelopment, the county is not obligated to increase density. Furthermore, parking in the Green Valley neighborhood is already tight, and tripling the number of residents will only add to this challenge as well as increase traffic volume, regardless of Arlington's Car Free Diet aspirations. Why would Arlington County even consider permitting this kind of dysfunctional construction?</li> <li>3. AHC Management. AHC manages three existing facilities in the Green Valley neighborhood alone, which all are plagued by multiple problems, as was documented in this ArlNow article. AHC has not demonstrated their competence or trustworthiness in being good stewards to their tenants or the county. The county should not continue to move forward with a problematic partnership.</li> </ol>

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										Arlington County is AHC's primary funder for their projects within the county and thus has significant control over the proposed redevelopment. We support redevelopment and replacement of the existing units, but not the proposed exponential increase. Arlington County cannot continue this strategic and systematic disenfranchisement of particular neighborhoods. We call on the County Board to reject this proposal and re-evaluate overall affordable housing distribution throughout the county.
CM-81	Kristine Fletcher	Community member or neighbor	x	x	x		x	x	x	<p>AHC, Inc. is requesting a change in zoning in order to bring more height and density to my neighborhood. If approved, it would build four buildings – one 6-story, two 5-story, and one 4-story. This would increase the number of apartments almost four-fold from 82 units to 300 units. It would increase the number of people in our neighborhood from 254 to over 1000. This places a strain on our transportation grid, school capacity, utilities, and environment.</p> <p>The proposed redevelopment is not in keeping with the character of our neighborhood. Our Green Valley neighborhood is filled with duplexes, townhouses, and single-family homes. AHC, Inc. is proposing massive, block-long buildings that, from many angles, will tower over the neighborhood. In some areas, the development would force itself around existing homes.</p> <p>AHC, Inc. would place buildings extremely close to the edge of the street. For Building 1, the building is placed only 9 feet from the sidewalk on one end and only 14 feet from the sidewalk at the other end. This lack of setback in a residential community populated with green front yards will emphasize the height and inappropriate nature of the design. For Building 1, this means the height, measured from the base at Kemper (bottom of the hill) to the top of the proposed building, would reach approximately 10 stories! It would be visible from Shirlington and from I-395, wholly out of step with this residential neighborhood.</p> <p>Parking is already challenging in our residential community. Most surrounding homes do not have driveways and residents rely on the street parking. AHC, Inc. will not have enough surface parking to accommodate its residents and guests, spilling over onto already limited parking. AHC, Inc., if charging for parking, will further restrict its lots. Fort Henry Gardens is not accessible to a metro line. In addition to a significant increase in resident vehicle trips, AHC, Inc. does not account for other traffic such as delivery vehicles and Uber/Lyft/taxis and how it would do so without disturbing the traffic flow for the rest of the community. An increased traffic load on the steep hills</p>

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										<p>(Monroe), challenging curves (at Kemper and South 25th), and nearby thoroughfares (Shirlington Road) have not been adequately assessed. A traffic and parking study must be performed before any major density influxes of the neighborhood take place.</p> <p>The presentation from the AHC does not show accurate renderings of the area, specifically Slide 12. They do not include the residential homes that would be directly across from their renovated property giving a false impression of the area. Nor do they include an accurate portrayal of the road dimensions.</p> <p>The AHC, Inc. redevelopment proposal is inconsistent with the overall plan for Green Valley. Buildings of AHC, Inc.'s proposed height and density are more appropriate for Shirlington Road, not in the middle of a tree-lined, residential community. It is inconsistent with local and regional housing initiatives that call for these types of massive structures to be built near high capacity transit, not in a neighborhood with low walkability where the vast majority of residents have at least one car. Buildings of the proposed height and density would destroy the character of Green Valley.</p>
CM-82	Kyle Streepy	Community member or neighbor	x		x		x		x	<p>I'm concerned about the scale of the project. This is a neighborhood filled with duplexes and single family homes. A massive multi-story development would be really out of place in the quiet neighborhood. Additionally, the increase in the amount of units and residents would create a lot of challenges. Parking is challenging in the area, as a lot of nearby residences do not have driveways or garages. I don't feel the proposal includes sufficient parking, and street parking would become extremely challenging. Additionally, this is large development to have that is not on a major road. All routes to get to the site wind through neighborhood streets that I feel are not structured to handle the volume of traffic that would result. I don't feel like these issues have been adequately studied or resolved. Finally, I worry about potential stormwater impacts of increased parking and building space. Is there substantial infrastructure to handle this in the area and downstream?</p>
CM-83	La La	Community member or neighbor					x		x	<p>Please stop congesting our county and neighborhoods with more buildings and eliminating green space. The pandemic should have taught our local government and developers, we need more space and should stop living in each other's home, we need more space.</p> <p>Has anyone considered repairing the existing housing and stage it? Upgrade the existing buildings? Congesting our community with more people means more cars, and our roads are too congested now.</p> <p>There are many unoccupied brand new buildings on Columbia Pike, Glebe Road, King Street, Lee Hwy, it's endless.</p>



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										<p>Please be considerate of our small 26 square mile community. There is plenty of existing empty unoccupied housing available - why is our local government choosing to create more congestion and thinning our resources?</p> <p>Our infrastructure, first responders and health care.</p> <p>There is no metro stop close to this location.</p> <p>There is no available street parking for cars.</p> <p>Should our neighbors just continue to trip over the scooters being left on our sidewalks that are being used for transportation convenience, because there is no metro stop close by (in walkable distance).</p> <p>Who is really benefitting from this project?</p> <p>Haven't we learned anything from this pandemic?</p> <p>Please answer these questions for the community before you start to break ground.</p>
CM-84	Lauren Jordan	Community member or neighbor	x		x				x	<p>This development will triple the amount of Units of affordable housing in this quaint neighborhood. Our neighborhood doesn't not have the infrastructure for this type of building/Rezoning for higher buildings nor does the school have the support needed to add the potential of over crowding a school with already a high f/r lunch rate. I am all for affordable housing but not at the expense of it taking over an entire neighborhood. Find a new spot in north Arlington for such a building! Please fine ruin our south Arlington neighborhood by adding density to our green valley. Renovate the current units and keep the existing number of units and structures.</p>
CM-85	Lauren Popham	Community member or neighbor	x						x	<p>I'm a Green Valley resident and I am concerned about the large number of units for the affordable housing apartments. The number of families could triple and that will substantially change the neighborhood. It will also force those families who live there currently to vacate. I oppose this plan. This neighborhood is primarily townhomes and small single family homes. Adding so many people stacked on top of each other will fundamentally change the neighborhood.</p>
CM-86	LaVerne Langhorn	Community member or neighbor	x		x		x			<p>I feel that the designs of the buildings are too tall for the community and that 300 units will increase the population in the community. The increased population will effect the number of vehicles in the area and the street parking which is already limited. The traffic will increase throughout the neighborhood and the schools will be effected by the increased population. Affordable housing is needed in the community but without changing the dynamics of the neighborhood.</p>
CM-87	Liliya Bozhanova	Community member or neighbor	x		x		x	x	x	<p>As a resident of the Green Valley neighborhood, I would like to share my concerns with respect to this project. While I commend the modernization of the current garden-style apartments, I am troubled to see the scale of the project that has been proposed. Massive structures of the</p>

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										<p>proposed height and the four-fold increase in units would not only create infrastructural problems for the community, but also be very inappropriate for that section of the neighborhood. The site of Fort Henry Gardens is positioned in the middle of a residential area composed of townhomes and houses that do not exceed two levels. Situated on a hill, the development would impose itself to the area. Several high buildings would be inconsistent with the surrounding homes and would destroy the character of this historic neighborhood. In addition, buildings of that size are more typical for areas that are metro-accessible, which is not the case for Green Valley. The project would therefore create transportation and parking issues, which do not appear to have been given sufficient consideration. The issues would impact not only the current residents of the community but also any future residents of Fort Henry Gardens.</p> <p>I also wanted to bring to your attention the fact that the Fort Henry Gardens' site is located in an area that already presents issues with respect to storm water management. In addition, to my knowledge, there is a risk of land sliding at 25th Street, which would be exacerbated by the adding of such large structures.</p> <p>Finally, being very familiar with the surrounding area, I would like to note that AHC's presentation of the site design and architecture is inaccurate and unrealistic. The provided images create the impression that the site and surrounding area are more spacious than they really are. The depicted green areas either do not exist (or could not fit the site) or are much smaller than pictured. On some of the images, AHC failed to represent the surrounding houses, and included non-existent green areas instead.</p>
CM-88	Lisa Han	Community member or neighbor	x		x		x			<p>I urge you to reject the AHC proposal for Fort Henry Gardens. Changing the zoning to allow for an increase of nearly 4 times the number of units is not sustainable and is irresponsible. The neighborhood is not a major corridor such as Columbia Pike or Wilson Blvd that BBC can absorb hundreds of additional families. Further, parking is already an issue and to reduce the available parking to less than 1 space per unit creates an undue burden of current residents and the potential new residents. They need to come back with a more responsible plan with a more reasonable number of units for the area.</p>
CM-89	Lynn Robinson	Community member or neighbor				x				<p>Keep those apartments in Green Valley! Those are historic buildings that need to be kept. They are in keeping with the surrounding neighborhood in a way which a new high rise would not be. Arlington does not need to always tear down history to "improve" the area! And people do not need to constantly be moving out of the county because of the county's high rise mania. You are pricing even what's left of the middle class right out of the county, and denying wage workers an affordable place to live.</p>

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CM-90	M Jacoby	Community member or neighbor	x		x		x	x	x	The proposed redevelopment of Fort Henry Gardens would bring more height and density to our residential community. This places significant strain on our transportation grid, school capacity, parking, utilities, and environment. The proposed buildings are too high and inappropriate for our neighborhood.
CM-91	Madeleine Hood	Community member or neighbor	x		x		x	x		AHC, Inc. is requesting a change in zoning in order to bring more height and density to our residential community. If approved, AHC, Inc. would build four buildings – one 6-story, two 5-story, and one 4-story. This would increase the number of apartments from 82 units to 300 units. It would increase the number of people in our neighborhood from 254 to over 1000 residents. This places a strain on the transportation grid, school capacity, utilities, and environment. The proposed redevelopment is not in keeping with the character of our neighborhood. Our Green Valley neighborhood is filled with duplexes, townhouses, and single-family homes. AHC, Inc. is proposing massive, block-long buildings that, from many angles, will tower over the neighborhood. In some areas, the development would force itself around existing homes.  This is gentrification happening, and not the good kind. The County should NOT grant AHC, Inc. its request for a zoning change, parking modification, or any additional density.  Please take into consideration of what your residents are saying. Thank you
CM-92	Maria Durgan	Community member or neighbor					x		x	Move affordable housing to North Arlington and give South Arlington a break. Given that Green Valley is a historically black neighborhood does not make it a logical repository for large scale affordable housing. There isn't enough transportation, school capacity, and parking for the people it will bring, and it will overwhelm the neighborhood. Thumbs down.
CM-93	Marian Gooderham	Community member or neighbor	x		x		x		x	The sheer magnitude of this project will subject Green Valley to an increased density that it cannot sustain. It will have a negative impact on traffic, the environment by way of loss of trees/greenspace, an increased stress on utilities and potential storm water management hazards; and the increase in units desirable to families will only backfill Drew Elementary School with more FRL/low income children and push it's FRL % to upwards of 80% or more. This is explicit concentration of poverty in one section of S Arlington without any regard to the negative impact on the neighborhood school. You don't even have "School Impact" as a checkbox item on this survey, it is shameful.

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CM-94	Marianne Gray	Community member or neighbor	x		x		x		x	<p>I am writing regarding the proposed redevelopment of the Fort Henry Gardens affordable housing managed by AHC. Inc., in the Green Valley neighborhood of Arlington.</p> <p>The proposal seeks to TRIPLE the number of affordable housing units and change the architectural layout of the neighborhood by removing two story row houses and replacing them with four and five story buildings.</p> <p>I have several areas of concern with this proposal:</p> <ol style="list-style-type: none"> <li>1. Schools. The impact to the local school zoned for the neighborhood would be substantial. Charles R. Drew Elementary school already has 61% of its students receiving free and reduced lunches (FR/L). With elementary schools in north Arlington like Tuckahoe reflecting a student body where 1.5% of students receive FR/L, there is a clear and obvious problem with equitable distribution of affordable housing throughout the county. The county board and school board must remedy the inequalities throughout the county before directly increasing the number of FRL at schools with existing high FRL populations.</li> <li>2. Neighborhood Infrastructure. Placing several five-story buildings in the middle of a residential neighborhood is unacceptable. The design of the proposed buildings do not belong in the Green Valley residential area. Arlington County has zoning restrictions and rules in place to support cohesive communities that function well. While AHC is seeking to increase density through redevelopment, the county is not obligated to increase density. Furthermore, parking in the Green Valley neighborhood is already tight, and tripling the number of residents will only add to this challenge as well as increase traffic volume, regardless of Arlington's Car Free Diet aspirations. Why would Arlington County even consider permitting this kind of dysfunctional construction?</li> <li>3. AHC Management. AHC manages three existing facilities in the Green Valley neighborhood alone, which all are plagued by multiple problems, as was documented in this ArINow article. AHC has not demonstrated their competence or trustworthiness in being good stewards to their tenants or the county. The county should not continue to move forward with a problematic partnership.</li> </ol> <p>Arlington County is AHC's primary funder for their projects within the county and thus has significant control over the proposed redevelopment. We support redevelopment and replacement of the existing units, but not the proposed exponential increase.</p> <p>Arlington County cannot continue this strategic and systematic disenfranchisement of particular neighborhoods. We call on the County Board to reject this proposal and re-evaluate overall affordable housing distribution throughout the county.</p>
CM-95	Marjore Green	Community group or							x	<p>I wish I could support this project at this time because I endorse AHC's mission to provide affordable housing. However, as a leader in VOICE who has been working with tenants on</p>

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		organization representative								Columbia Pike, I am aware of, and in some units personally witnessed, serious health and safety conditions in many units at AHC's Serrano apartments. AHC has allowed individual and systemic maintenance and management issues to persist for well over a year and a half, forcing tenants to organize and seek public help to try to get a resolution. Affordable housing development serves no public good if tenants then are expected to live in slum-like conditions. I can't in good conscience support a project whose developer is expecting families elsewhere to live in conditions I would never want my own family to suffer. Please hold off on approvals for this plan until AHC demonstrates that it is following through on its Nov. 13th commitments to make changes at the Serrano.
CM-96	Mark Rutyna	Community group or organization representative							x	<p>Ms. Badger:</p> <p>Thank you for the opportunity to comment on 2409 S. LOWELL STREET - FORT HENRY GARDENS, located at the approximate intersection of South Lowell and South Lincoln Streets. The Airports Authority understands the applicant intends to construct 4 new multi-family residential buildings.</p> <p>The Airports Authority does not object provided that the proposed facility does not exceed 210 feet Above Mean Sea Level. Also, the Airports Authority does not object provided that any lighting associated with the proposal does not project light upward into the night sky.</p> <p>Even though the height of the proposed infrastructure is specified, filing of a Notice of Proposed Construction (form 7460) with the Federal Aviation Administration (FAA) under Title 14 of the Code of Federal Regulations CFR Part 77 may be required. The referred website has a tool the applicant can use to identify if a 7460 form is required (<a href="https://oeaaa.faa.gov/oeaaa/external/portal.jsp">https://oeaaa.faa.gov/oeaaa/external/portal.jsp</a>). As an added precaution, the Airports Authority recommends that the applicant submit a 7460 form regardless of the results of the tool.</p> <p>Please note that aircraft noise may be audible at the site due to departures and arrivals on Reagan National Airport's existing Runways 1/19 and 15/33, which are projected to increase in the future.</p> <p>If you have any questions, please let me know. Thank you.</p> <p>Mark Rutyna Airport Planner Metropolitan Washington Airports Authority</p>

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CM-97	Melanie Bailey	Community member or neighbor					x	x	x	I staunchly oppose the AHC oversaturating Green Valley & South Arlington with it's projects. The County should require them to spread out more. Adding hundreds of low-income housing will cause systemic problems with school overcrowding & traffic issues. The new construction will cause noise pollution, destroy land & bio-diversity/ habitats, and disproportionately impacts housing values in this area by having all of the low-income housing concentrated in one area. AHC has sorely mismanaged their Shelton community and is not a welcome neighbor to add more problems to our community
CM-98	Melanie Mason	Community member or neighbor	x		x		x	x	x	<p>1.The change in zoning will bring more height and density to a single family residential community. If approved, AHC, Inc. would build four buildings – one 6-story, two 5-story, and one 4-story. This would increase the number of apartments almost four-fold from 82 units to 300 units. It would increase the number of people just this small portion of the neighborhood from 254 to over 1000. This places a strain on our transportation grid, school capacity, utilities, and environment.</p> <p>2.The proposed density is incompatible with the surrounding neighborhood. This is a single family neighborhood that does not contain a multitude of high density, multilevel multifamily buildings. Rezoning Green Valley to increase density is not consistent with the principles of the Arlington county comprehensive plan to limit the impacts of high density development on residential neighborhoods. Green Valley is not close to a metro station and is a low-density residential community. This proposed high density development is completely out of character with the rest of our neighborhood.</p> <p>3.This plan will have serious impacts on parking. The current plan proposes 300 units with 184 parking spaces. From a recent meeting with the developer, it is clear that they are relying on surrounding parking to “make up” for the lack of parking on site. However, that parking is needed by the existing families that live in the homes in Green Valley. Most of the surrounding homes do not have driveways and rely on street parking as there is no other alternative. The surrounding street parking is always 80-90 percent occupied. Our neighborhood has low walkability, is not transit oriented, and the vast majority of the residents have at least one car, while many have two or more. There is nowhere to put 116 cars for the residents that will live in the apartments, let alone parking for any visitors or guests.</p> <p>4.The addition of 800 plus new residents to a small residential area will cause traffic, transportation, and noise issues. Garage entrances are currently on 25th St and Monroe St, external to the site. These garages should be internal to the site in order to not cause traffic issues</p>

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										<p>and increased noise on existing neighborhood streets. In addition, the location of the garage entrances on the streets will remove parking spaces that are needed for surrounding residents. The current entrance on Monroe St. is located on significant grade which will be problematic during snow and ice events. Monroe St. currently becomes impassible due to the existing grade.</p> <p>5.The installation of new impervious area and retaining walls contradict the County’s own stormwater management policies. The installation of at least 6 retaining walls up to 18 feet high conflicts with Arlington’s own LDA 2.0 proposal. Extensive grade changes with development are documented causes of stormwater runoff issues. There is over a 20% increase in impervious area on the proposed site. An increase of over 20% in impervious surface conflicts with the principles of the Chesapeake Bay Protection Act.</p> <p>6.The existing retaining wall at Shirlington Crest next to 25th St. has known stormwater issues. Directing additional flow to the Southern portion of the site will exacerbate these issues. This outfall area is already extremely steep and during rain events conveys an extremely large amount of water. Overland relief would have to be directed towards the wall creating an even more dangerous situation.</p> <p>7.Green Valley has a very high water table. How will the sump pumps in the garages handle high groundwater flows? If these flows are directed towards the storm sewer, this will decrease the storm sewer capacity, particularly during rain events which will lead to localized flooding.</p> <p>8.The discharge rates are not provided for each individual outfall, only for the site as a whole. It appears the amount of runoff from the Southern outfall is increasing. In addition, if only the 10 year storm is accounted for in the calculations, what will happen to the site during the 25 year and 100 year storms that are occurring with increasing frequency? If the existing site is increasing significantly in impervious area and the drainage is only designed for the 10 year storm, larger rain events will bypass the drainage system and flow into the undersized system to the south. This will cause flooding to the downstream properties during large rain events.</p> <p>9.The site is treated primarily through underground, proprietary devices instead of using green infrastructure. These devices are extremely expensive to maintain and typically, property owners will neglect their maintenance due to high cost. Also, they provide no co-benefits such as runoff reduction, habitat creation or greenhouse gas reductions. The amount of green infrastructure</p>

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										<p>provided onsite is extremely small for a development of this size. The complex should strive to be more sustainable and use sustainable stormwater treatment rather than underground, proprietary devices.</p> <p>10. The redevelopment of this site to this extreme will have significant impacts on tree canopy and biodiversity. Currently, 284 mature trees, up to 48 inches in diameter will be removed for site construction and 25 trees slated for removal are over 20 inches in diameter. It will take decades for these trees to reach the existing height and canopy, if ever. In addition, the proposed landscape plan includes only 3 types of street trees, three types of canopy trees and three types of understory trees resulting in a massive loss of biodiversity on the site and loss of habitat due to replacement of trees with only 9 different species.</p> <p>11. The County should not grant this developer its request for a zoning change, parking, modification, or any additional density.</p>
CM-99	Melanie Mickelson-Graham	Community member or neighbor					x	x	x	<p>Arlington needs affordable housing and it needs to be spread out in other areas of the county. Increasing the number of apartments almost four-fold from 82 units to 300 units would dramatically increase the population of Drew Elementary, which currently is already at 60% free or reduced lunch. This proposal adds need to our neighborhood where there are already unmet basic needs. The street parking, public transportation, and parks in this neighborhood are not made for this large influx. Please do add affordable housing in Arlington County but please disperse it instead of concentrating it in Green Valley.</p>
CM-100	Melissa Smith	Community member or neighbor	x		x					<p>While the need for affordable housing is undeniable in Arlington, this proposal is seeking an easy fix — just build up where it already exists instead of doing the hard work of looking into new opportunities. Our area is already densely populated and facing all the issues that come with that— transportation , lack of supportive services, school performance issues, etc.</p> <p>I’m not opposed to low income housing in my neighborhood. I just think efforts should be focused on improving the existing housing and support to current residents. These are hard issues to face, but don’t just take the easy way out, Arlington.</p>
CM-101	Michael Katula	Community member or neighbor	x		x	x	x			<p>As a member of the Green Valley community, I have concerns about the scope of the project and how it would alter the landscape of the neighborhood.</p> <p>Moving from 82 to 300 units (59% of which are 2-bedroom or 3-bedroom, represents a large increase in the number of residents on the existing site and also a large increase in the number of</p>



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										<p>resident owned cars. Notably the developer will provide only .6 parking spaces per unit, which likely means a large increase in the amount of on-street parking required. Many streets in the surrounding neighborhoods are already 100% on-street parking and there are very rarely enough spots for existing residents, which is easily seen by overflow parking down onto Four Mile Run and the Four Mile access road, and also up onto the nearby residential streets. Arlington already has a congestion problem and adding this many additional vehicles to streets that are very small already is short-sighted.</p> <p>In addition to the increased density and large increase in the number of cars that would come with the neighborhood, Ft. Henry is a historical site. Replacing the current garden apartments with what would be the tallest buildings in the immediate neighborhood (the other high rises cited by the developer are not really in the same neighborhood) will create an architectural incongruity that will look forced and out of place. Arlington should be focused on preserving its historical neighborhoods, not tearing them down in order to allow developers to increase profits.</p> <p>If the current developer is really interested in providing more affordable housing and improving the quality of the housing, there is nothing stopping them from doing so within the existing architectural character of the area. Almost quadrupling the number of units on site in the proposed project seems like a cynical attempt to maximize profits while masquerading as do-gooders. Why not, say, refurbish the current units and expand on the site in a way that doesn't involve tearing down the entire existing site? The project, as conceived, is just too large and would drastically alter the neighborhood in terms of traffic congestion and the architectural character of the surrounding neighborhood. I believe in affordable housing, but the existing site can be increased in a more sensible way that puts land use, zoning, and architectural continuity on equal footing with other considerations.</p>
CM-102	Michele Cook	Community member or neighbor	x		x		x	x		<p>This project will bring more density to an area already challenged by the density of traffic on our roads every day, without any new transportation. These roads get very clogged at rush hours and mid day, we shouldn't be adding more cars to it. The current garden apartments nestle into the woods and can't really be seen about the trees. Adding 6 story buildings will stand out rather than blend in to our community. Ripping out these trees would be a tragedy. I moved here due to the local greenery, trees and wonderful neighbors. Please don't turn this nice neighborhood into another dense area like Ballston. Arlington boasts about its green space, please keep this neighborhood green and not dense packed.</p>

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CM-103	Michele McCarthy	Community member or neighbor	x		x		x			The proposed project is bringing undesirable height and density to the neighborhood. In addition, the parking allowed per unit is far lower than the parking residents will need. This area does not have excellent public transit, so residents on the new units would bring one, if not two cars (one per adult), and would need a place to park them. They will have to park in the surrounding neighborhoods in the street, which will stress parking in local neighborhoods that are not built to excessive density. Since there is no cost or zoning to parking, people will not be deterred from parking in other areas. Permitting parking is something we have not had to do, and it is unpleasant to live with these restrictions or with dense parking competition.
CM-104	Miranda Turner	Community member or neighbor	x		x		x	x	x	The proposed redevelopment would be substantially out of step with the current residential character of these couple of blocks. The project would add both significant height and density, by replacing existing two-story garden apartments with one 6-story, two 5-story, and one 4-story "bar" buildings that will dwarf the homes that remain. The proposal also more than triples the overall number of units and would increase the number of residents by three or four times, which is an incredible amount of density in a small, residential area. This density will not be supported by adequate parking (0.6 spots per unit) and AHC has not addressed other impacts, such as stormwater runoff, tree canopy, and South Arlington school capacity. The request for zoning variances and additional density should be refused.
CM-105	Molly Georgakis	Community member or neighbor	x	x	x		x	x	x	<ul style="list-style-type: none"> <li>• AHC, Inc. is requesting a change in zoning in order to bring more height and density to our residential community. If approved, AHC, Inc. would build four buildings – one 6-story, two 5-story, and one 4-story. This would increase the number of apartments almost four-fold from 82 units to 300 units. It would increase the number of people in our neighborhood from 254 to over 1000. This places a strain on our transportation grid, school capacity, utilities, and environment.</li> <li>• The proposed redevelopment is not in keeping with the character of our neighborhood. Our Green Valley neighborhood is filled with duplexes, townhouses, and single-family homes. AHC, Inc. is proposing massive, block-long buildings that, from many angles, will tower over the neighborhood. In some areas, the development would force itself around existing homes.</li> <li>• AHC, Inc. would place buildings extremely close to the edge of the street. For Building 1, the building is placed only 9 feet from the sidewalk on one end and only 14 feet from the sidewalk at the other end. This lack of set-back in a residential community populated with green front yards will emphasize the height and inappropriate nature of the design. For Building 1, this means the height, measured from the base at Kemper (bottom of the hill) to the top of the proposed building, would reach approximately 10 stories! It would be visible from Shirlington and from I-395, wholly out of step with this residential neighborhood.</li> <li>• Parking is already challenging in our residential community. Most surrounding homes do not</li> </ul>

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										<p>have driveways and residents rely on the street parking. AHC, Inc. will not have enough surface parking to accommodate its residents and guests, spilling over onto already limited parking. AHC, Inc., if charging for parking, will further restrict its lots. Fort Henry Gardens is not accessible to a metro line. In addition to a significant increase in resident vehicle trips, AHC, Inc. does not account for other traffic such as delivery vehicles and Uber/Lyft/taxis and how it would do so without disturbing the traffic flow for the rest of the community. An increased traffic load on the steep hills (Monroe), challenging curves (at Kemper and South 25th), and nearby thoroughfares (Shirlington Road) have not been adequately assessed.</p> <ul style="list-style-type: none"> <li>• Streets in this community are hilly and, in some cases, narrow and one-way. The intersection of Lowell, Lincoln and South 25th streets have blind spots that will be exacerbated by large buildings, additional activity and traffic.</li> <li>• Green space and trees around Fort Henry Gardens would be dramatically reduced, negatively impacting biodiversity. AHC, Inc. would demolish notable trees and dramatically increase impervious surfaces. The Fort Henry Gardens tree canopy is currently visible from the W&amp;OD trail. It would be eliminated with this proposed development. The trees are part of what makes Green Valley green.</li> <li>• AHC, Inc. provides an inaccurate and unrealistic representation of the physical features of the development project. Their illustrations give a false impression of the projected green space that would fit in this area. They do not depict accurately the height of their buildings. In some cases, the illustrations are absent of single-family homes and duplexes that border the proposed project.</li> <li>• The AHC, Inc. redevelopment proposal is inconsistent with the overall plan for Green Valley. Buildings of AHC, Inc.'s proposed height and density are more appropriate for Shirlington Road, not in the middle of a tree-lined, residential community. It is inconsistent with local and regional housing initiatives that call for these types of massive structures to be built near high capacity transit, not in a neighborhood with low walkability where the vast majority of residents have at least one car. Buildings of the proposed height and density would destroy the character of Green Valley.</li> </ul> <p>Most importantly, the County should not grant AHC, Inc. its request for a zoning change, parking modification, or any additional density.</p>
CM-106	N/a n/a	Community member or neighbor	x		x		x		x	<p>This is ridiculous. The increase in density is absurd in an area that is already incredibly crowded without regular and easy public transportation and NO parking. The pictures, as pointed out by the GVCA community, are grossly exaggerating the space that will not be built on. Furthermore, this building will compromise the 40 foot wall that is on the other side of 25th street</p>

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										compromising over 100 homes who are below the wall. Any sort of excavation or pile driving will disrupt an already tenuous edifice.
CM-107	Nancy Mahon	Community member or neighbor	x		x		x	x	x	The project is not in line with the character of our neighborhood. It will change the landscape/look by being 6 stories, 5 stories and 3 stories in an area with residential housing. It will strain parking, transportation, utilities and the environment. I am against this project.
CM-108	Naudia Key	Community member or neighbor			x					Why not rebuild as townhomes
CM-109	Omari Davis	Other Arlington County Board, Commission, or Committee member	x	x	x	x				<p>I would like to commend the applicant for trying to increase the amount of affordable housing in Arlington. The County sorely needs more affordable housing. Understanding the above, I have the following comments:</p> <ul style="list-style-type: none"> <li>• Note: The HRI’s goals and policy objectives approved by the County Board concerning Important properties state that the County will strive to protect and promote the reuse of such properties, and will collaborate with owners to preserve the building’s historical and material integrity to the maximum extent possible.</li> <li>• Considering the property’s importance on the HRI, more should be done through the project’s architecture and site planning to preserve the existing historic buildings. Some amount of reuse or integration of the existing buildings should occur in the new project. Granted, project density may preclude reuse of all existing buildings. However, wholesale demolition does not seem to be the best option either.</li> <li>• The proposed architecture of the four buildings should also do more to reflect, but not mimic, the existing buildings on site and do more fit with the context of the neighborhood. The look/finish of the proposed buildings is too great a departure from the surrounding homes.</li> <li>• The context issue is furthered by the project’s massing and site planning. While potentially, efficient, the long slabs on the site seem foreign in a neighborhood of single-family homes and duplexes. More variety in the massing and layout—similar to what is on site now—would be more appropriate. Further, moving the density to the center of the site maybe an appropriate means of maintaining density and better connecting to surrounding context. If this course is taken, it might make sense to go above the 60’ height limit in the center of the site.</li> <li>• If the applicant seeks this level of density and maintains limited parking, then other travel demand mitigation measures must be taken. Potentially, adding a bus route or introducing some sort of vehicle sharing... not sure what the answer is but the project is not along a major County “main street” and walkable commercial and service options are limited.</li> </ul> <p>Thank you for your time.</p>

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CM-110	Patricia Day	Community member or neighbor							x	Arlington County please stop thinking that you can do what you want in the Green Valley community without giving us an opportunity to voice our opinions on what we want to do in Green Valley.
CM-111	Patricia Findikoglu	Community member or neighbor							x	I am usually a strong supporter of new Affordable Housing Projects, and I have supported AHC projects in the past. In this case, I ask the county to refrain from approving the site plan and funding for this new AHC project, until the situation at another AHC property, The Serrano, is cleaned up Tenants are living in poor conditions, have difficulties getting work orders completed and have been subject to harassment. AHC needs to show they are truly invested in the well being of their residents, and more than just a builder of affordable housing.
CM-112	Reema Mehra	Community member or neighbor	x				x		x	The extreme increase in population density stemming from this project would negatively impact the neighborhood, the school, and the traffic flow (both pedestrian and vehicular).
CM-113	Richard Epstein	Resident highly involved with community issues, specifically including those related to the impacts of development, green space preservation, fiscal sustainability, etc.	x		x	x	x	x		I want to register my strong objections to this proposal and ask that the several zoning changes, including rezoning the site from RA 14-26 to RA 8-18 MultiFamily District, as well as the associated proposed site plan, being requested by the applicant, AHC, Inc. be rejected, for at least the following reasons:  1. Incompatible with the Existing Neighborhood Character: this project would replace existing two story garden style apartments, in a neighborhood comprised of single family homes, townhouses and duplexes, with four massively large 4 - 6 story buildings dramatically and negatively changing the nature and character of the neighborhood and incompatible with the existing neighborhood;  2. Dramatically Increased Population Density: this project would quadruple the population on the site from up to 254 people in 82 garden style apartments to up to 1000 people in 300 units, with dramatic corresponding increased burden on County infrastructure, including schools, sewer and water, and transportation.  3. Dramatically reduced greenspace and trees: this project would dramatically reduce the tree canopy and green space currently on the site which provide enhanced liability for its current residents.  4. Inadequate Parking: The applicants request for dramatically reduced parking ratio will result in adequate onsite parking and probable overflow parking into the surrounding neighborhood.

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										This site currently supports affordable housing in historically important buildings compatible with the surrounding neighborhood and containing significant green space providing a livable environment for the residents. The fact that this proposal will increase affordable housing on site does not warrant nor justify such a dramatic increase in density with its attendant negative impacts on the surrounding neighborhood.
CM-114	Rob Schnorr	Community member or neighbor	x	x	x		x	x	x	<p>I live in Green Valley and if the Fort Henry redevelopment plan currently proposed by AHC is approved then I will strongly consider moving my family from the county. The neighborhood is already very densely populated and already doesn't have a great transportation infrastructure, water drainage and trash control due to the hilly nature of the land and the lack of investment by the county and state over many years. I walk around Fort Henry often while walking our dog and from my perspective, the Fort Henry apartments are older but seem to be well taken care of. I have lived in a similar brick walk up apartment complex called Colonial Village in Courthouse and those are offered at market rate. Urban Planning Studies have consistently shown that having your own front door and backyard/outdoor space leads to better apartment tenant satisfaction and this has especially been proven during COVID. The Garden Style Fort Henry does not suffer from the ongoing issues of the other AHC High rise building the Shelton. So I am not against renovating or even expanding the garden apartments at Fort Henry, but I am strongly against the 4 high rise apartment development plan that would increase the current capacity of the complex by 4x times thus worsening the already overcrowded neighborhood schools, roads and utilities. I would also like to recommend that AHC offer a portion of units at market rate and/or give current and future tenants the opportunity to buy their apartments. This rent to buy scheme has worked well in other communities as every American should have the opportunity to own their home if they like.</p> <p>I concur entirely with the Green Valley Civic Association perspective on the Fort Henry redevelopment and I have included their points</p> <p>AHC, Inc. is requesting a change in zoning in order to bring more height and density to our residential community. If approved, AHC, Inc. would build four buildings – one 6-story, two 5-story, and one 4-story. This would increase the number of apartments almost four-fold from 82 units to 300 units. It would increase the number of people in our neighborhood from 254 to over 1000. This places a strain on our</p>

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										<p>transportation grid, school capacity, utilities, and environment.</p> <ul style="list-style-type: none"> <li>The proposed redevelopment is not in keeping with the character of our neighborhood. Our Green Valley neighborhood is filled with duplexes, townhouses, and single-family homes. AHC, Inc. is proposing massive, block-long buildings that, from many angles, will tower over the neighborhood. In some areas, the development would force itself around existing homes.</li> <li>AHC, Inc. would place buildings extremely close to the edge of the street. For Building 1, the building is placed only 9 feet from the sidewalk on one end and only 14 feet from the sidewalk at the other end. This lack of setback in a residential community populated with green front yards will emphasize the height and inappropriate nature of the design. For Building 1, this means the height, measured from the base at Kemper (bottom of the hill) to the top of the proposed building, would reach approximately 10 stories! It would be visible from Shirlington and from I-395, wholly out of step with this residential neighborhood.</li> <li>Parking is already challenging in our residential community. Most surrounding homes do not have driveways and residents rely on the street parking. AHC, Inc. will not have enough surface parking to accommodate its residents and guests, spilling over onto already limited parking. AHC, Inc., if charging for parking, will further restrict its lots. Fort Henry Gardens is not accessible to a metro line. In addition to a significant increase in resident vehicle trips, AHC, Inc. does not account for other traffic such as delivery vehicles and Uber/Lyft/taxis and how it would do so without disturbing the traffic flow for the rest of the community. An increased traffic load on the steep hills (Monroe), challenging curves (at Kemper and South 25th), and nearby thoroughfares (Shirlington Road) have not been adequately assessed.</li> </ul>

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										<ul style="list-style-type: none"> <li>• Streets in this community are hilly and, in some cases, narrow and one-way. The intersection of Lowell, Lincoln and South 25th streets have blind spots that will be exacerbated by large buildings, additional activity and traffic. Action Alert: Immediate Attention Required</li> <li>• Green space and trees around Fort Henry Gardens would be dramatically reduced, negatively impacting biodiversity. AHC, Inc. would demolish notable trees and dramatically increase impervious surfaces. The Fort Henry Gardens tree canopy is currently visible from the W&amp;OD trail. It would be eliminated with this proposed development. The trees are part of what makes Green Valley green.</li> <li>• AHC, Inc. provides an inaccurate and unrealistic representation of the physical features of the development project. Their illustrations give a false impression of the projected green space that would fit in this area. They do not depict accurately the height of their buildings. In some cases, the illustrations are absent of single-family homes and duplexes that border the proposed project.</li> <li>• The AHC, Inc. redevelopment proposal is inconsistent with the overall plan for Green Valley. Buildings of AHC, Inc.'s proposed height and density are more appropriate for Shirlington Road, not in the middle of a tree-lined, residential community. It is inconsistent with local and regional housing initiatives that call for these types of massive structures to be built near high capacity transit, not in a neighborhood with low walkability where the vast majority of residents have at least one car. Buildings of the proposed height and density would destroy the character of Green Valley. Most importantly, the County should not grant AHC, Inc. its request for a zoning change, parking modification, or any additional density.</li> </ul>



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CM-115	Robert Buckman	Community group or organization representative							x	I request at the Board delay approval of this until AHC demonstrates a good faith effort to fulfill its promises to the Board to remedy the maintenance and management issues at the Serrano. AHC heretofore has resisted doing anything about the slum conditions widespread at the Serrano.
CM-116	S D	Community member or neighbor	x	x	x		x	x	x	<p>AHC, Inc. wants to re-zone the Fort Henry Gardens, which would dramatically change our residential community by increasing height and density in a large, prominent area. Increasing the number of apartments almost four-fold (from 82 units to 300 units) and the number of people in our neighborhood from 254 to over 1000 would strain our transportation grid, school capacity, utilities, and environment.</p> <p>The AHC, Inc. redevelopment proposal is inconsistent with the overall plan for Green Valley. Buildings of AHC, Inc.'s proposed height and density are more appropriate for Shirlington Road, not in the middle of a tree-lined, residential community. It is inconsistent with local and regional housing initiatives that call for these types of massive structures to be built near high capacity transit, not in a neighborhood with low walkability where the vast majority of residents have at least one car. Buildings of the proposed height and density would destroy the character of Green Valley.</p> <p>The proposed redevelopment is not in keeping with the character of our neighborhood. Our Green Valley neighborhood is filled with duplexes, townhouses, and single-family homes. AHC, Inc. is proposing massive, block-long buildings that, from many angles, will tower over the neighborhood. In some areas, the development would force itself around existing homes.</p> <p>AHC, Inc. would place buildings extremely close to the edge of the street. For Building 1, the building is placed only 9 feet from the sidewalk on one end and only 14 feet from the sidewalk at the other end. This lack of set-back in a residential community populated with green front yards will emphasize the height and inappropriate nature of the design. For Building 1, this means the height, measured from the base at Kemper (bottom of the hill) to the top of the proposed building, would reach approximately 10 stories! It would be visible from Shirlington and from I-395, wholly out of step with this residential neighborhood.</p> <p>Parking is already challenging in our residential community. Most surrounding homes do not have driveways and residents rely on the street parking. AHC, Inc. will not have enough surface parking to accommodate its residents and guests, spilling over onto already limited parking. AHC, Inc., if</p>

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										<p>charging for parking, will further restrict its lots. Fort Henry Gardens is not accessible to a metro line. In addition to a significant increase in resident vehicle trips, AHC, Inc. does not account for other traffic such as delivery vehicles and Uber/Lyft/taxis and how it would do so without disturbing the traffic flow for the rest of the community. An increased traffic load on the steep hills (Monroe), challenging curves (at Kemper and South 25th), and nearby thoroughfares (Shirlington Road) have not been adequately assessed.</p> <p>Streets in this community are hilly and, in some cases, narrow and one-way. The intersection of Lowell, Lincoln and South 25th streets have blind spots that will be exacerbated by large buildings, additional activity and traffic.</p> <p>Green space and trees around Fort Henry Gardens would be dramatically reduced, negatively impacting biodiversity. AHC, Inc. would demolish notable trees and dramatically increase impervious surfaces. The Fort Henry Gardens tree canopy is currently visible from the W&amp;OD trail. It would be eliminated with this proposed development. The trees are part of what makes Green Valley green.</p> <p>AHC, Inc. provides an inaccurate and unrealistic representation of the physical features of the development project. Their illustrations give a false impression of the projected green space that would fit in this area. They do not depict accurately the height of their buildings. In some cases, the illustrations are absent of single-family homes and duplexes that border the proposed project.</p>
CM-117	S. S. Sundburg	Friend of Green Valley residents and an Arlington County resident					x		x	<p>Given the skyrocketing vacancy rates and tanking rents (based on the County's own 2020 3rd-quarter average rent survey data), dropping to levels not seen since 2011 (if not earlier), it's hard to believe that the county would want to waste precious, limited resources to subsidize new CAFs, which frequently cost +/- \$400K/unit to build. Rents for these new units won't be affordable to all the sitting tenants, which means displacing them permanently or finding new revenue sources to fund additional housing grants that will make the rents remotely affordable to the people who need help the most. Moreover, the county has failed to set aside sufficient funds to prevent the wave of evictions of thousands of current residents, some of whom are being forced out without the benefit of court proceedings:</p> <p><a href="https://www.washingtonpost.com/business/2020/11/05/kushner-evictions-pandemic-westminster-management/">https://www.washingtonpost.com/business/2020/11/05/kushner-evictions-pandemic-westminster-management/</a>. AHIF is a ready source of cash to prevent displacement of existing residents during a pandemic—if only the County would reallocate those funds for eviction prevention instead. AHC hardly needs more taxpayer subsidies, which it has monopolized for</p>

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										<p>decades. Please put our existing residents FIRST, ahead of the "affordable" housing pigs at the trough. Then, there is the KNOWN fiscal impact of these units, especially the education costs when our school overenrollment problem is an ongoing crisis—with no end in site. Children living in CAFs tend to need additional services, and their per-student educational costs can run as high as \$45,000/student/year (in 2014 dollars): <a href="http://www.washingtonpost.com/local/education/report-finds-wide-disparities-in-local-per-pupil-spending-dc-charters-spend-most/2014/10/14/f8b94b8c-53cd-11e4-ba4b-f6333e2c0453_story.html">http://www.washingtonpost.com/local/education/report-finds-wide-disparities-in-local-per-pupil-spending-dc-charters-spend-most/2014/10/14/f8b94b8c-53cd-11e4-ba4b-f6333e2c0453_story.html</a> (see data for Arlington). Considering the significant revenue shortfalls with which we are already grappling, where will additional school funding be found to cover the costs of these new students (which APS student-generation factors estimate will be 197 students)? Where will you put all these new students? Parking in Green Valley is already a nightmare for visitors. There is literally no available street parking in this part of the neighborhood, a problem that was exacerbated when the county allowed the Shirlington Crest developer to severely underpark that project. The county never makes any CAF developer install sufficient parking for resident use. Making matters worse, AHC charges these poor residents EXTRA for parking, something they cannot easily afford. So they end up parking on neighborhood streets instead. On so many levels, this proposal is such a crazy idea that it's difficult to understand how on earth anyone could imagine it to be of benefit to anyone but AHC. I urge the County to deny the rezoning. If AHC wants to raze historic units and replace them, let them do it by right and use their own funds, not public funds.</p>
CM-118	Samantha Witt	Community member or neighbor	x		x		x	x	x	<p>As a current member of the Green Valley community, many of us are firmly against the Fort Henry Gardens redevelopment for the multiple impacts that will be directly felt by everyone in the schools, public transportation, safety, and all around will bring negative impacts and implications to the community.</p> <p>Continuously increasing the number of Free &amp; Reduced Lunch (FR/L) families and students specifically in South Arlington schools is inequitable and unbalanced. Adding several hundred additional low income students directly in Drew zoning will substantially increase that rate, possibly driving it to have the highest FR/L rate for the county. The county needs to balance low income residents throughout Arlington areas and not just Green Valley and to not saturate specific neighborhoods lowering the value and growth with continued low income residents. Arlington County further perpetuates colonialism and classism by selectively segregating and isolating certain populations in to particular corners of the county</p> <p>Placing a dense, five-story building in the middle of a residential neighborhood surrounded by two story duplexes and single family homes is unacceptable. The buildings of the size and design proposed do not belong in the Green Valley residential area. Arlington County has zoning</p>

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										<p>restrictions and rules in place to support cohesive communities. To put up multiple high rise buildings would not only ruin the feel and community appeal, but belong on larger/busier roads such as Glebe Rd, Columbia Pike, Shirlington Road, etc.</p> <p>This part of the community would grow more than three times its current population. Independent transportation and environmental assessments are required and need to be provided to the Green Valley neighborhood, prior to any decision lifting zoning restrictions. The community center and Drew Elementary School will be overpopulated. The neighborhood would immensely be increased in traffic and public transportation demands. Even the small neighborhood roads would be overpopulated and can not accommodate the increased density to support such a large population. The neighborhood was never meant to maintain 3-4 high rise buildings with an increase of 300+ units.</p> <p>Also, AHC. Communities that are already in Green Valley, mainly the Shelton, has had increase crime, loitering, current living conditions, litter issues, and repeated disturbances that the Green Valley Civic Association and the Arlington County Police Department have been repeatedly trying to resolve. AHC. Has not provided any assistance or communication within the community or provided communications for reasonable action. Adding another AHC property that the community and residents will have to combat and deal with in regards to crime and negative issues is not fair to the residents. AHC should not be allowed to add new properties or granted zoning for new developments until the community and AHC can resolve current issues with their existing properties.</p> <p>Also, according to the AHC. Slides, the current parking plan for the redevelopment includes the fact that each of the 300 units will have 0.6 parking spaces. With that ratio, not every unit can have a vehicle. If that assumption is wrong, where are all of those cars going to park?! Surface lots within the community will not be enough and the street parking is already maxed out with the current 82 residents. The street parking is completely full daily. This all goes back to high rise communities DO NOT BELONG in residential communities with duplexes and single family homes. All in all the Green Valley community and neighbors are firmly AGAINST the redevelopment of Fort Henry Gardens from AHC and are also firmly AGAINST the re-zoning for increased density. A compromise to something smaller within the existing footprint could be a possible path forward.</p>
CM-119	Sandra M. Corder	Resident of Fort Henry Gardens and Green							x	<p>Gentrification: A process in which a poor area (as of a city) experiences an influx of middle-class or wealthy people who renovate and rebuild homes and businesses and which often results in an increase in property values and the displacement of earlier, usually poorer residents .</p> <p>My name is Sandra M. Corder, I have lived in Green Valley/Nauck at Fort Henry Gardens (FHG) for</p>

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		Valley/Nauck Community								<p>21 years and I love being here. My children and I moved here in 1999 from a homeless shelter. I believe any plans to give permission to demolish this beautiful place, would be a moral and social injustice. I believe the County should deny AHC, Inc. the right to do demolish FHG and if you came out to visit the property, you would understand why. I have a back porch on which I can sit in the evenings and listen to the cacophony of singing insects. Behind our units is a wood that is home to homeless felines, some are emotional support for me; raccoons, possums, foxes and sometimes deer. Then there are the tree canopies all around the property. While I love Arlington County, I have come to realize that they really do not fight or stand on the side of poor citizens like me.</p> <p>Ronald Reagan said, "Protecting the rights of even the least individual among us, is basically the only excuse the government has for even existing" and the term government is not limited to federal; it is also applicable to local and state. The responsibility of Arlington County government, via its departments, is to be fair to the Black and Brown citizens of the County just as they are to the Caucasians in the North. The County has a fiduciary responsibility to the residents of FHG and every Arlingtonian in South Arlington. The County had the audacity to send out an Affordable Housing Master Plan Reviews flyer. No one believes the County have our best interest in hand. Despite the County trying to promote the image that it cares for people like me and say that they push for low-income families via low-income housing, that is a façade, a hypocrisy. When I first moved here, there was Dunbar Homes on South Kemper Road, built by African Americans yet the County allowed it to be demolished. None of the former residents has returned and despite AHC, Inc. telling us that we can return; neither my neighbors nor I believes this. I do not have an issue with diversity, but this plan is not about diversity, it is about removing a race of people, for the benefit of the dominant race, even though the history of Green Valley/Nauck is a history of African Americans that the County is willing to eradicate. If Pilgrims had settled in North Arlington, there would not even be a thought to demolish those homes and disenfranchise those residents.</p> <p>Racial and ethnic insensitivity allows those with even a modicum of power, to decimate a community of color. Destroying FHG for an apartment building is about greed in the knowledge that Amazon will be moving to Crystal City. If it is not about greed, why lease? Leasing is a form of ensuring "certain" people are unable to live in such a residence. Currently, we, the residents of FHG are renters. The hypocrisy of this County is stark in the fact that the County acknowledges on their Projects &amp; Planning - Nauck Neighborhood site (Projects &amp; Planning Nauck Neighborhood) that there is history in the Green Valley/ Nauck community of freed African Americans yet this community is not treated with the dignity and respect it deserves. The townhomes here at FHG is</p>

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										<p>the closest some families and/or individuals will have to living in a "house", not a condominium or apartment building. The fact that there is a "Leasing Now" sign outside the rental office leads me to believe there is a symbiotic relationship between the County and AHC, Inc. I make this allegation because as a participant of the Section 8 program, there are yearly inspections. It was during an inspection, before AHC, Inc. bought the property from Winn Residential Property Management, that an inspector told me I should consider moving because AHC, Inc. was about to buy this property. That inspector is at the bottom of the totem pole of power yet as an employee of Arlington County Government, he knew enough to warn me. The Washington Post did a story titled 'Quick to evict, properties in disrepair' on 26 December 2018 and while there are some differences to the FHG matter, there are similar identifiers. The systemic stench of racism permeates through the changes being made in Green Valley/Nauck, which benefits those who would never have thought to live down here a few years ago.</p> <p>Finally, some have mentioned the crimes that occur by the Shelton and/or in the Green Valley/Nauck community. Economic instability is one primary reason for this yet neither the County, the Green Valley Civic Association, the Bonder and Amanda Johnson Community Development Corporation (BAJCDC) have taken the time to "invest" in this community. Whomever bought the former YMCA (22nd Street South) closed the pool that neighborhood children used to frequent every summer. The building became a daycare facility that single mothers/parents within this community cannot afford. "To deny people their Human rights is to challenge their very humanity" (Nelson Mandela) and that is what this County has and continues to do, deny African Americans their Human rights in Green Valley/Nauck.</p> <p>Respectfully, Sandra M. Corder</p>
CM-120	Sarah Layman	Community member or neighbor					x	x	x	<p>The County should not grant AHC, Inc. its request for a zoning change, parking modification, or any additional density. If approved, the change would increase the number of people in our neighborhood from 254 to over 1000. This will place a strain on our transportation grid, school capacity, utilities, and environment.</p> <p>Parking is already challenging in our residential community. Most surrounding homes do not have driveways and residents rely on the street parking. AHC, Inc. will not have enough surface parking to accommodate its residents and guests, spilling over onto already limited parking. AHC, Inc., if</p>

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										charging for parking, will further restrict its lots. Fort Henry Gardens is not accessible to a metro line. In addition to a significant increase in resident vehicle trips, AHC, Inc. does not account for other traffic such as delivery vehicles and Uber/Lyft/taxis and how it would do so without disturbing the traffic flow for the rest of the community. An increased traffic load on the steep hills (Monroe), challenging curves (at Kemper and South 25th), and nearby thoroughfares (Shirlington Road) have not been adequately assessed.
CM-121	Sarah Munson	Community member or neighbor							x	I am a member of VOICE and the Arlington NAACP and write in support of both organizations' concerns re:the proposed AHC project at Fort Henry Gardens. I am encouraged that the Arlington County Board has committed publicly to ensure AHC makes the necessary changes to ensure protection of tenants' health and safety. To this end, Arlington County, please do not approve new site plans or funding for AHC projects until AHC demonstrates a track record of treating tenants at the Serrano with respect and providing the "high quality" living that it promises tenants at all its properties. Thank you!
CM-122	Shanasia Billinger	Community member or neighbor							x	I am in support of the redevelopment of Fort Henry gardens as it will increase the availability of affordable housing in South Arlington. As someone who personally experienced the difficulties of locating housing in Arlington that fits in my budget, I am delighted that the new Fort Henry will help to alleviate this burden for future residents. Furthermore, AHC's plan to assist current residents with rehousing, moving costs, and first priority to return upon completion is even more appealing as a renter. I do believe, however, that the voices that matter the most are those whom are most affected. And that is the current residents of Fort Henry Gardens.
CM-123	Shivali Bathani	Community member or neighbor	x	x	x		x	x	x	AHC, Inc. is requesting a change in zoning in order to bring more height and density to our residential community. If approved, AHC, Inc. would build four buildings – one 6-story, two 5-story, and one 4-story. This would increase the number of apartments almost four-fold from 82 units to 300 units. It would therefore have a commensurate increase in the number of people in our neighborhood. My understanding it that the population would increase from 254 to over 1000. Regardless of whether this housing is affordable or luxury-style, such an increase would place an incredible strain on an already strained transportation grid, school capacity, utilities, and environment.  The proposed redevelopment is also not in keeping with the character of our neighborhood. Our Green Valley neighborhood is filled with duplexes, townhouses, and single-family homes. AHC, Inc. is proposing massive, block-long buildings that, from many angles, will tower over the neighborhood. In some areas, the development would force itself around existing homes.

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										<p>AHC, Inc. would place buildings extremely close to the edge of the street. For Building 1, it appears that the building would be placed only 9 feet from the sidewalk on one end and only 14 feet from the sidewalk at the other end. This lack of setback in a residential community populated with green front yards will emphasize the height and inappropriate nature of the design.</p> <p>Moreover, many of the views being provided of the neighborhood are misleading and make it seem as if Building 1 is on the same level as the Shirlington Crest townhomes. In fact, that is not the case, as the roof tops of Shirlington Crest are just at the road height of 25th Street. Basically, the height, measured from the base at Kemper (bottom of the hill) to the top of proposed Building 1, would reach approximately 10 stories!</p> <p>What about the engineering considerations based on the proximity of Building 1 to the retaining wall in Shirlington Crest. That wall has been plagued by water issues for many years that have not abated. Last year there was a sinkhole at the top of the retaining wall, right in front of Building 1 off of 25th Street. It does not seem like sound engineering to place a 6-story building on top of an area that is already beset with ground issues.</p> <p>The proposed buildings will also negatively impact biodiversity. AHC, Inc. would demolish notable trees and dramatically increase impervious surfaces. The Fort Henry Gardens tree canopy is currently visible from the W&amp;OD trail. It would be eliminated with this proposed development. The trees are part of what makes Green Valley green.</p> <p>Most importantly, the County should not grant AHC, Inc. its request for a zoning change, parking modification, or any additional density.</p>
CM-124	Sokol Aliaj	Community member or neighbor	x		x	x	x		x	<ol style="list-style-type: none"> <li>1. On-street parking is already a huge problem in our neighborhood. Adding 220 units will overflow in our limited street parking.</li> <li>2. The current units have charming historic features, why ruin it with cheap 5 story buildings most likely built with stick framing.</li> <li>3. I agree on the gentrification issue but AHC and Arlington need to provide affordable housing for buyers like Loudoun County, not renters, this doesn't solve the issue.</li> <li>4. How can you put (4) 5-story buildings in a neighborhood surrounded by single, semi-detached and townhomes. AHC might as well buy the whole neighborhood because the prices of these</li> </ol>



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										houses will be affected. This type of project belongs in commercial corridors like Columbia Pike, Glebe, Shirlington Rd and Ballston-Roslyn.
CM-125	Stefan London	Community member or neighbor	x		x				x	The height of the proposed 4-6 story redevelopment of Fort Henry Gardens appears to create a high density environment putting stress on all the infrastructure aspects of the area. Two stories would be adequate.
CM-126	Stephen Wisnieski	Community member or neighbor	x		x					There has been no consideration given to the zoning of this project in Green Valley and the subsequent increased density. Also, six stories is too tall for this part of South Arlington.
CM-127	Sueyen Rhee	Community member or neighbor	x		x		x		x	This plan would tremendously increase population density which is not keeping with the neighborhood feel. It will create more issues with parking, which is already an ongoing issue. It will put further strain on our very limited green space, cause more traffic issues around the proposed town square. Also, Arlington County (along with the entire country) has a history of putting undesirable zoning in equitable communities. This is another example of putting high-density, affordable housing projects in the less affluent and white neighborhoods. This project will further financially segregate North Arlington and South Arlington. There was not enough community engagement or knowledge of this project either.
CM-128	Susan English	Livability22202 Housing Working Group member; Missing Middle Community Partners; parent of a Drew graduate		x		x		x	x	The greater amount of affordable housing is desperately needed; hopefully the displacement will be mitigated as much as possible. Most of the site design features sound very positive, and hopefully WOULD promote community engagement; the current buildings lack picnic tables, play areas, porches, moveable seating, and similar features. I expect there will be a good deal of pushback by the surrounding community because of new height and bulk, so ways to make that process constructive will be essential. My concerns so far after seeing the presentation and walking through the site: 1) Seniors are segregated in one building; what kinds of programming will you use to encourage interaction with the rest of the buildings? 2) Disabled; I see how they get in and out of units, but how easily can they get to public transit to work, shop, get to appointments, etc., given the steep grade changes 3) Historic: Is the Black Heritage Museum involved with this project? HOW the story of the area is told makes a big difference. The landscaping described sounds good, but the loss of existing mature trees will be a big impact. Taking care of new trees and plantings in today's hotter, wetter conditions is an ongoing concern. 4) Essential services like grocery, pharmacy, childcare; what are travel times to nearest services? [not part of SPRC but seems important]
CM-129	Tamara Schuman	Community member or neighbor			x				x	Please do not displace elderly and disabled folks. Creating a huge high rise with huge numbers of school children will not serve the neighborhood and community. Drew is already over 61 percent

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										free abs reduced lunch. Adding hundreds of children will only increase that rate. School enrollment and poverty rates must be considered. Green Valley deserves better. Stop red lining.
CM-130	Tara Ryan	Community member or neighbor	x		x				x	I have serious concerns about the proposed redevelopment of Fort Henry Gardens by AHC Inc. The plans are not in line with the existing infrastructure of the neighborhood, and do not support a cohesive neighborhood structure critical to maintaining Arlington's unique character. Also, there is a clear problem with the equitable distribution of affordable housing throughout Arlington, leading to an inequitable distribution of children receiving FSM at local schools. This redevelopment would only exacerbate this problem. Finally, AHC inc has not demonstrated that they are competent and capable of managing their existing developments. Arlington should not continue to move forward with this partnership until these issues are addressed.
CM-131	Ted Irvine	Community member or neighbor	x		x					The idea of building multi-story buildings in a residential neighborhood is ridiculous. I oppose everything about this plan.
CM-132	Thomas Self	Community member or neighbor	x		x		x			The AHC, Inc. redevelopment proposal is inconsistent with the overall plan for Green Valley. Buildings of AHC, Inc.'s proposed height and density are more appropriate for Shirlington Road, not in the middle of a tree-lined, residential community. It is inconsistent with local and regional housing initiatives that call for these types of massive structures to be built near high capacity transit, not in a neighborhood with low walkability where the vast majority of residents have at least one car. Buildings of the proposed height and density would destroy the character of Green Valley.
CM-133	Todd Rothfuss	Community member or neighbor	x		x		x	x		<p>I feel very strongly that the County should not grant AHC, Inc. its request for a zoning change, parking modification, or any additional density, for the following reasons, shared by my fellow Green Valley residents:</p> <p>The proposed redevelopment is not in keeping with the character of our neighborhood. Our Green Valley neighborhood is filled with duplexes, townhouses, and single-family homes. AHC, Inc. is proposing massive, block-long buildings that, from many angles, will tower over the neighborhood. In some areas, the development would force itself around existing homes.</p> <p>Parking is already challenging in our residential community. Most surrounding homes do not have driveways and residents rely on the street parking. AHC, Inc. will not have enough surface parking to accommodate its residents and guests, spilling over onto already limited parking. AHC, Inc., if charging for parking, will further restrict its lots. Fort Henry Gardens is not accessible to a metro</p>

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										<p>line. In addition to a significant increase in resident vehicle trips, AHC, Inc. does not account for other traffic such as delivery vehicles and Uber/Lyft/taxis and how it would do so without disturbing the traffic flow for the rest of the community. An increased traffic load on the steep hills (Monroe), challenging curves (at Kemper and South 25th), and nearby thoroughfares (Shirlington Road) have not been adequately assessed.</p> <p>Green space and trees around Fort Henry Gardens would be dramatically reduced, negatively impacting biodiversity. AHC, Inc. would demolish notable trees and dramatically increase impervious surfaces. The Fort Henry Gardens tree canopy is currently visible from the W&amp;OD trail. It would be eliminated with this proposed development. The trees are part of what makes Green Valley green.</p> <p>The AHC, Inc. redevelopment proposal is inconsistent with the overall plan for Green Valley. Buildings of AHC, Inc.'s proposed height and density are more appropriate for Shirlington Road, not in the middle of a tree-lined, residential community. It is inconsistent with local and regional housing initiatives that call for these types of massive structures to be built near high capacity transit, not in a neighborhood with low walkability where the vast majority of residents have at least one car. Buildings of the proposed height and density would destroy the character of Green Valley.</p>
CM-134	Wanda Pierce	Community member or neighbor							x	<p>Dear Members of the County Board,</p> <p>I am a 30-year resident of the Green Valley community and have been a long-time supporter of affordable housing and affordable housing nonprofits in Arlington. I also currently serve on the board of directors of the nonprofit AHC, Inc. one of the area's oldest developers of affordable housing. The late Jenny Davis, a long-time community activist and Green Valley civic leader, was one of the founders of AHC, Inc.</p> <p>Most people know the value of affordable housing to providing stability that then allows people the opportunity to pursue a better life without worrying about the basics affording a place to live. In our community it also helps to maintain diversity.</p> <p>I am writing to express my support of the Fort Henry Gardens renovation and expansion project, being proposed by AHC, Inc. The approval of this project will significantly increase, the supply of affordable housing in Green Valley will increase significantly. Green Valley, an historically African</p>

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										<p>American community has seen many for-profit developers enter the community and develop projects that have left many who have lived in the community for generations, unable to afford to continue to live in the community.</p> <p>I have heard that some community members do not support this increase in affordable housing in the neighborhood. The issues they raised through the Green Valley Civic Association have been responded to by AHC. AHC even modified their original plan to ensure that the taller building would be on the lower sloped side. AHC responded to the issues raised about parking and also has hired a transportation analyst to address transportation concerns. AHC staff are doing their best to make modifications to address these concerns while still preserving the increase in affordable units.</p> <p>AHC has surveyed current residents of Fort Henry Gardens and by far, most are very pleased about the possibility of renovated units and other amenities. They know of the good work that AHC has done in renovating, the Apex, another AHC affordable housing complex that was recently completely renovated and expanded for more affordable housing.</p> <p>I respectfully ask that the county board approve the renovation and expansion of Fort Henry Gardens to expand affordable housing in Green Valley and Arlington. These opportunities do not come along as often as they are needed. Thank you for your consideration of this request.</p> <p>Sincerely,</p> <p>Wanda Pierce Community Member</p>
CM-135	Wesley Deaver	Community member or neighbor	x		x			x	x	<p>"AHC, Inc. is requesting a change in zoning in order to bring more height and density to our residential community. If approved, AHC, Inc. would build four buildings – one 6-story, two 5-story, and one 4-story. This would increase the number of apartments almost four-fold from 82 units to 300 units. It would therefore have a commensurate increase in the number of people in our neighborhood. My understanding it that the population would increase from 254 to over 1000. Regardless of whether this housing is affordable or luxury-style, such an increase would place an incredible strain on an already strained transportation grid, school capacity, utilities, and environment.</p>

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										<p>The proposed redevelopment is also not in keeping with the character of our neighborhood. Our Green Valley neighborhood is filled with duplexes, townhouses, and single-family homes. AHC, Inc. is proposing massive, block-long buildings that, from many angles, will tower over the neighborhood. In some areas, the development would force itself around existing homes.</p> <p>AHC, Inc. would place buildings extremely close to the edge of the street. For Building 1, it appears that the building would be placed only 9 feet from the sidewalk on one end and only 14 feet from the sidewalk at the other end. This lack of setback in a residential community populated with green front yards will emphasize the height and inappropriate nature of the design.</p> <p>Moreover, many of the views being provided of the neighborhood are misleading and make it seem as if Building 1 is on the same level as the Shirlington Crest townhomes. In fact, that is not the case, as the roof tops of Shirlington Crest are just at the road height of 25th Street. Basically, the height, measured from the base at Kemper (bottom of the hill) to the top of proposed Building 1, would reach approximately 10 stories!</p> <p>What about the engineering considerations based on the proximity of Building 1 to the retaining wall in Shirlington Crest. That wall has been plagued by water issues for many years that have not abated. Last year there was a sinkhole at the top of the retaining wall, right in front of Building 1 off of 25th Street. It does not seem like sound engineering to place a 6-story building on top of an area that is already beset with ground issues.</p> <p>The proposed buildings will also negatively impact biodiversity. AHC, Inc. would demolish notable trees and dramatically increase impervious surfaces. The Fort Henry Gardens tree canopy is currently visible from the W&amp;OD trail. It would be eliminated with this proposed development. The trees are part of what makes Green Valley green.</p> <p>Most importantly, the County should not grant AHC, Inc. its request for a zoning change, parking modification, or any additional density."</p>
CM-136	William Ross	Other Arlington County Board, Commission,	x		x		x	x	x	This is a huge project that at first glance appears to be out of proportion/character with that residential neighborhood, consisting of garden style apartments, townhouses, and single-family homes. The proposed buildings are huge and will create large blocks, instead of the campus-like look they currently have. The quality of the housing offered to current residents will be lower in

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		or Committee member								<p>some ways because of going from separate entrance, garden style, 2 story houses, to large apartment buildings. Given the heights and the viewscales for this building is there something to be said for balconies for at least some of the units?</p> <p>Another issue is proposed parking ratio--.61 This means that most residents will not have parking (and those that do will be charged for it). This location is nowhere near Metro or even significant bus service, from what I can tell. There is street parking, but will it be enough and not have spillover effects on the neighborhood that have created tensions?</p> <p>There will be an additional 164 non-senior units. Isn't the estimate that for each unit, there will an additional 3. -4 school age child? This means 50-65 additional school kids Drew, Gunston, or Wakefield. For Drew, given the constant APS school boundary changes, this implies that other Green Valley families, living farther away, may be out of the Drew district. Just something to keep in mind. It will be good to have a staff analysis of this.</p> <p>On open space issues, you are adding 220 units, while taking away large trees and removing some other green areas between the current buildings. Related to the first comment above, lowering the building scale, would give future residents a more livable environment. The proposed Great Lawn is very sloped. It will require some thought to make it an inviting, used space. It will be important to design the upper hardscaped area that is next to the building so that people will want to use the lawn area. On the proposed playground corner area, it appears to be very small and would require destruction of existing trees. Is it possible to put the playground elsewhere on the property? Both of these locations at this intersection do provide an opportunity to create an attractive gateway to this development and neighborhood. I do like the number of trees proposed for the site in general and in the streetscape in particular.</p> <p>Proposed Art Contribution: The concept of providing funds for art education to the residents, instead of the usual public are installation, is appealing. Art education and experience can have a more long lasting effect than sculpture. However, another alternative is to provide public art in the playground area. For example, climbable sculptures can be more enduring than the usual choices of synthetic playground equipment.</p>
CM-137	William Walls	Community member or neighbor							x	Arlington County, don't approve new site plans or funding for AHC projects until AHC demonstrates a track record of treating tenants at the Serrano with respect and providing the "high-quality" living that it promises tenants at all its properties.

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CM-138	Wilma Newby	Community member or neighbor	x		x		x	x	x	AHC is requesting a zoning change which would bring more height and density to our residential community, i.e., one 6 story, two 5 story and one 4 story buildings potentially increasing the number of people from 254 to over 1000 placing a strain on transportation, school capacity, utilities and environment. This development is not in keeping with the character of our neighborhood which is composed of duplexes, townhouses and single family homes. Parking is already a challenge and AHC will not have enough surface parking to accommodate its residents and their guests. Green space will be significantly reduced causing a negative impact on biodiversity and the tree canopy will be eliminated with this proposal. In my opinion AHC has provided an inaccurate and unrealistic representation of the physical features of this development and should NOT be granted its request for a zoning change, parking modification or any additional density.
CM-139	Yordanos Woldai	Community member or neighbor	x		x				x	I have a number of concerns regarding this development. I don't think we should be increasing the number of low income housing in an area where low income housing is already high. This impacts me because my neighborhood school is Drew, which currently has a high population of low income students, as compared to other Arlington County elementary schools. Also, the building does not fit the current neighborhood.