What can Arlington Learn from the Minneapolis 2040 Plan?

Leckey Forum – June 5, 2019
Kathleen McSweeney
What do duplexes, triplexes and fourplexes look like?

My personal history with these housing forms...
Duplex on Bennett Street in Utica, NY where my dad grew up.
Then and Now…. Duplexes at OFFUTT AFB, Bellevue, NE
Triplex in Somerville, MA
Triplex Doors in Somerville, MA
Duplex homes in Arlington, VA
Freedman’s Village was Arlington’s first planned neighborhood, with 1-1/2 story duplexes housing its newly-freed residents.
Arrival of Metro in 1970s
Arlington revised GLUP
Plan for high-rise building within a quarter mile of metro
Retain “neighborhood character” outside of metro corridors

Current Condition
¼ of Arlington residents live in single-family detached housing
Majority of buildable land is in single family neighborhoods
Similar to Minneapolis and the rest of the Country, Arlington has a history of racial segregation and inequality.

- Displacement in the form of forced relocation of African American families: Freedman’s Village; Queen’s City; Rosslyn
- Physical barriers erected: wall in Hall’s Hill, street patterns in Johnson’s Hill, Green Valley and Hall’s Hill
- Disenfranchisement and poll taxes
- Formation of “Good Citizen’s League” and Rosslyn “clean-up” raids
- Discrimination written into zoning, banking and deed covenants
- Founding of American Nazi Party in Arlington

Our past impacts opportunities for African American families today, and our lack of housing, limited options, and high prices prevent marginalized communities from building wealth.
11 elements are interdependent

Affordable Housing Master Plan is newest element

Elements are updated regularly

Recent updates include Public Spaces Master Plan, Community Energy Plan and Urban Forestry Element of PSMP

Implications for General Land Use Plan Goal 4 and single-family neighborhoods, Community Energy Plan and others
Considerations for Arlington

Known Issues

- Confronting how our racist past limits wealth building and opportunities
- Continued segregation of neighborhoods and schools
- Shortage of affordable housing and housing options
- Destination 2027 Report – 10 years of difference in health disparities
- Climate change

Opportunities and Challenges

- Dillon Rule
- GLUP and defining neighborhood character
- Upzoning of single-family neighborhoods
- Infrastructure considerations, including schools
- Improve Transit and reset Parking expectations
- Lee Highway Planning (and learn from our recent mistakes)
What can we learn from Minneapolis?

- Provide example for how to enact bold solutions and build consensus
- Encourage broad community conversations
  - What does an equitable Arlington look like?
  - How does increased density help us achieve our energy goals?
- Build on incremental changes Arlington has already made
  - Housing Conservation Districts
  - Accessory Dwelling and Non-Conforming Housing Expansions
  - Housing Arlington Initiative