

**[Actual proposed density is *much higher*]**

↓ Lee Heights Shops

In Area 3, many parcels have sufficient depth for . . . transitions to the low-density residential edges... generally north of 20th Rd. N., bet. N. Glebe Rd. and N. Woodstock St. and north of Cherry Hill Rd., east of N. Woodstock St.

Langston Blvd.  
"Green Main Street"

Glebe Rd.

# 7 Nodes – 3 left out for now

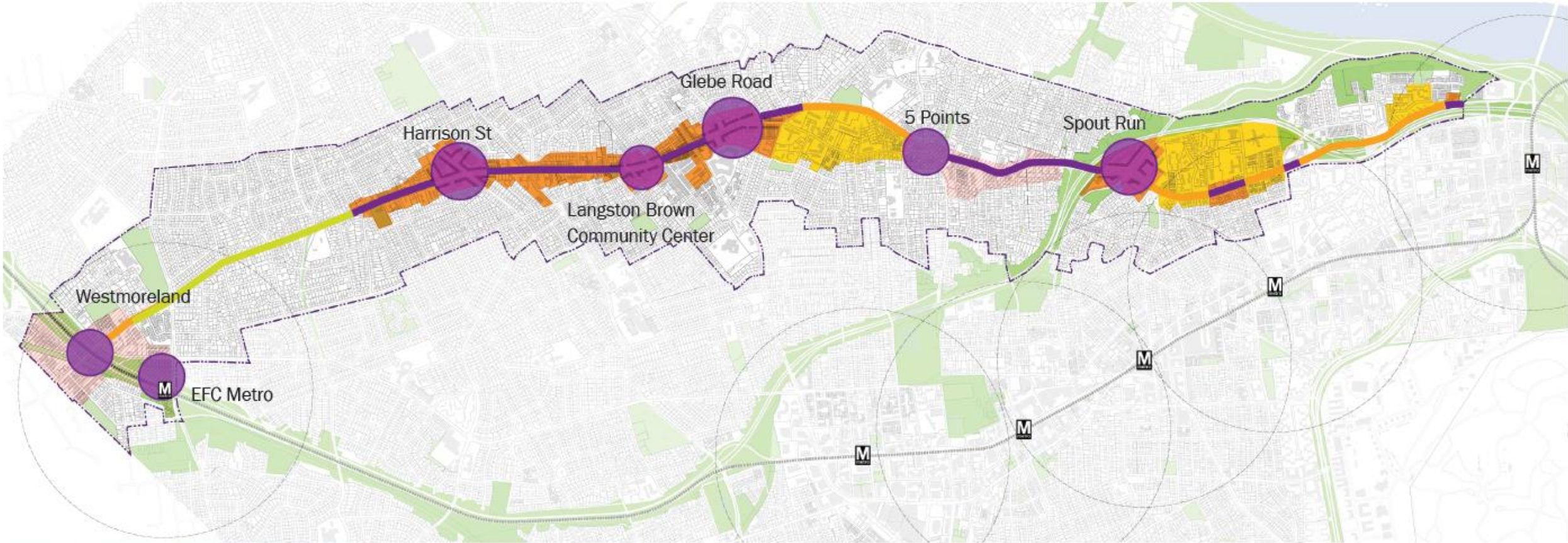
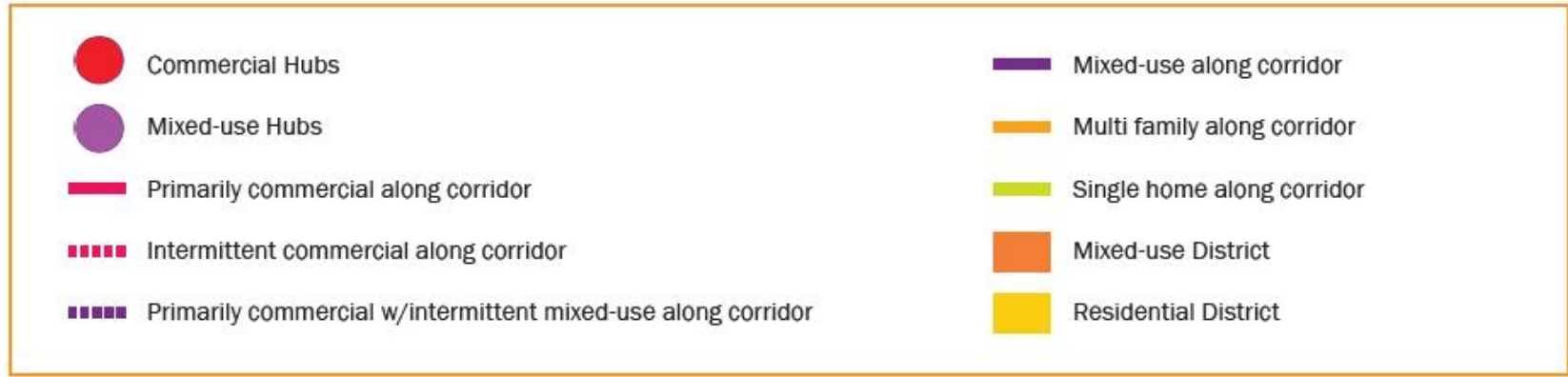


Figure 3.02: Future land use pattern along the corridor



# What can be built now?

Higher density *already OK*

# In PLB?

County not quantifying **value** of added density being given away

## Proposed PLB low

pp.65-67 (at least 5 by-right stories along Blvd); plus bonuses

### “bonus” now

ACZO 15.5.9 Board can ↑ height via “site plan” process

### “by-right” now

Can be built without Board OK

### Existing/recent



**\$9.1m**  
Assessed value



**\$1.8m**  
Assessed value

## **Arlington County:**

**DOES NOT REVEAL VALUE of costs/benefits,**

**HOLDS COMMUNITY BENEFITS HOSTAGE to private developers;**

- “limited building heights ... may result in areas ... with **no improvements**” (p19 of June 2023 PLB)
- “we can **only get benefits through redevelopment**” (county staffer to FNRC September 28, 2023)
- “Without adequate incentives for private development, opportunities to mitigate flooding and manage stormwater beyond parcel-scale mitigation requirements may be precluded and could adversely impact public financial resources.” (p. 20 of Sept 28 PLB)

**ADMITS to -- but doesn't solve – LACK OF PUBLIC SPACE for stormwater, transit, park/rec, schools, community centers**

- Given *limited public land along the corridor*, focus investment through co-location of other public facility needs on existing parcels through renovations, infill development, and/or redevelopment to add additional capacity *as needed (P. iv of September 28 PLB)*

# Eyes Wide Open: County Offers Gentrification but Claims Equity, Remains Hostile to Low-Density Zones

“The predominance of lower-scale residential development is the result of the **exclusionary zoning** . . . limiting permitted development to only single-detached homes. While it is now legal to construct. . . up to 6 units . . . , *without further intervention, a greater diversity of housing options will increase only incrementally.*” (p.12, Sept 28 PLB)

- Incorrect/divisive to equate racial exclusion and housing diversity. New units will be high priced 1 and 2-BR units;
- County reveals new intent to go well beyond MM into low density areas;
- It will force low to middle income families out of market rate affordables. Their homes – like Wood Lee Arms and Leckey Gardens – go to landfills and they go to Prince William;
- New CAF's won't make up for the loss of units under 60% of AMI, are rarely family-sized, and stay affordable only 30 years. Neither it nor MM offer affordability solutions;
- **ASF calls for transparency on GLUP goals to maintain lower density areas, and new tools to help low-income residents stay in Arlington (not displace them in favor of wealthier newcomers)**

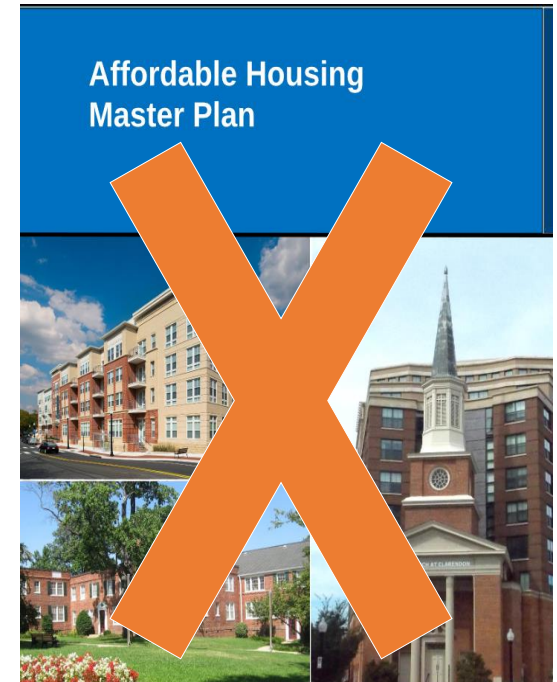
# PLB: 24% Decline in Proportion of Affordable Units

PLB abandons 2016 community consensus for low to medium density, with justification it's needed to attain 2500 affordable units by 2040; Then it fails -- even with building heights of 7-15 stories;

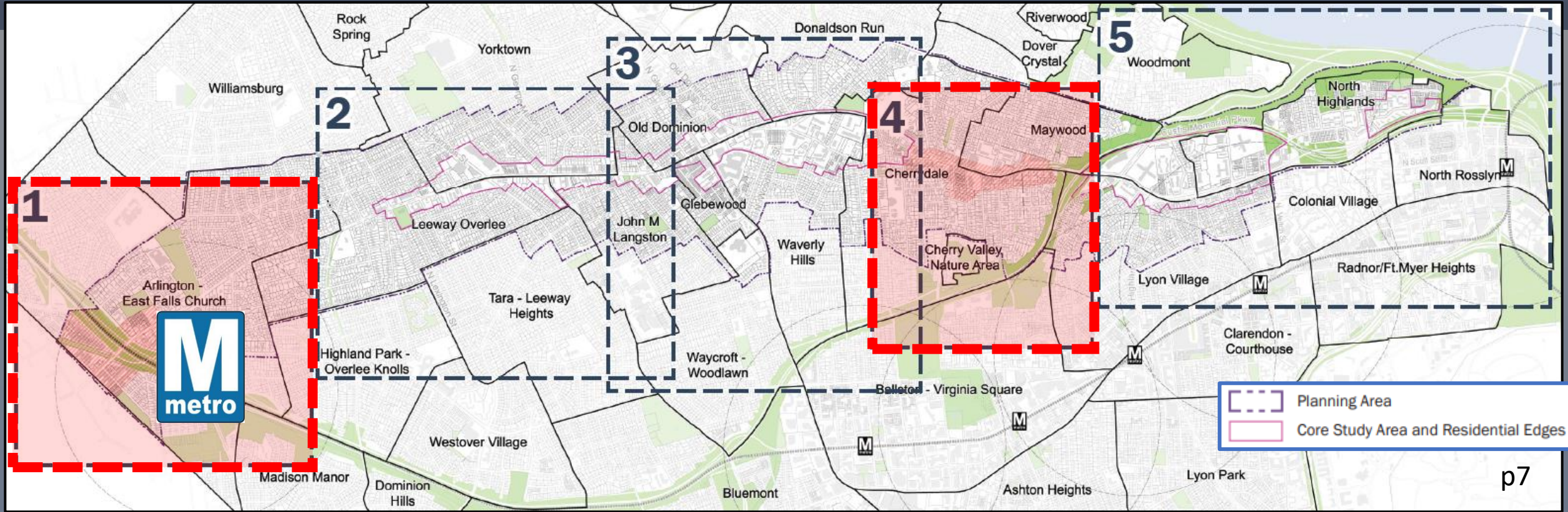
**Most critically, even reaching the AHMP goal would reduce the percentage of affordables by 24% (or more) vs. today;**

**As a VISION FOR GENTRIFICATION PLB is UNACCEPTABLE**

- Today, Langston Blvd area has 10,200 housing units, of which 1,936 are affordable (19.0% of the total units)
- By 2075, with PLB density, the County says Langston Blvd will have 26,300 total units, of which 3,807 are affordable (14.5%)
- **So the County is offering a “VISION” for this area that goes from 1-in-5 affordable units to approx. 1-in-7, a 24% decline in AH ratio.**



# Rebranding Langston Boulevard (except the 40% left out)



“Current PLB is a density plan away from Metrorail that outsources infrastructure without projecting baselines”

-ASF

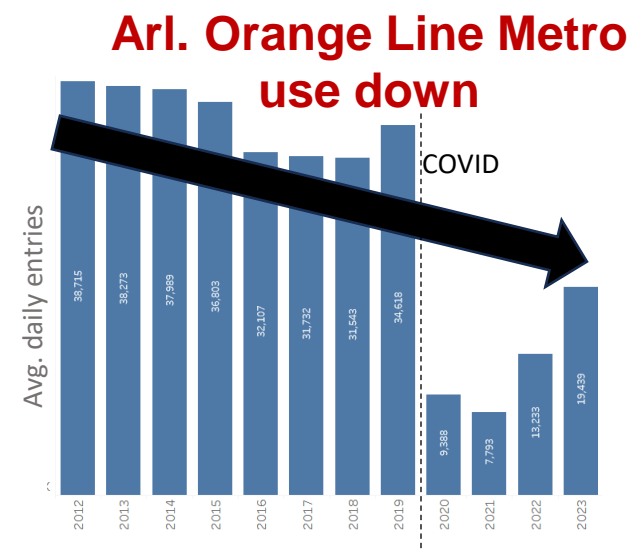
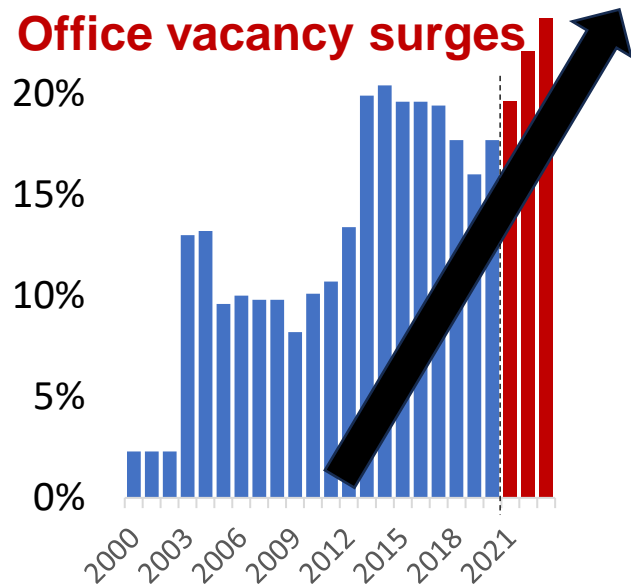
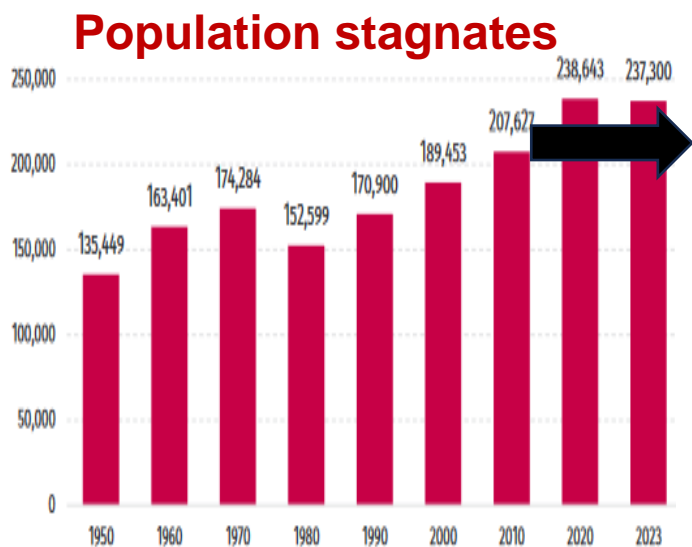
**EXCLUDES** 4 of 7 key “activity hubs” including two at Metro (**East Falls Church**) & one at **Cherrydale**. Ignores that all Arlington faces impacts, higher taxes.

**ABANDONS** public lead; **DEPENDS** on private sector for public benefits (uncertain, ill-coordinated, not comprehensive in meeting all needs).



# Must address new circumstances & Comp. Plan

Study began 2016, adds housing/retail, yet ignores:



## County on mad dash to densify

- 2018: projected 63,000 more by 2045 *with current zoning*
- 2022: 12,000 via Pentagon City Sector Plan (BUT no plan for OTR)
- 2023: Missing Middle (up to 6x density in neighborhoods)
- County ignores many Comprehensive Plan goals
  - Energy, tree canopy, stormwater, infrastructure, and our budget!

**Major projects on hold**  
(Key Bridge Marriott, Pen Place, Col. Pike Amazon Fresh)

# PLB's idealized, but cropped vision



Existing condition at the Moore's Barber Shop building on the north side of Langston Boulevard



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Figure 2.02: Existing Condition and Illustration of potential redevelopment and amenities near Moore's Barber Shop at 4708 Langston Boulevard a newly identified historic resource from the CP



Existing condition

ASF reality check:  
**15+ stories!**

1-lane Spout Run

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ASF reality check:  
**10+ stories!**  
Loss of pull-in parking



Existing condition

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# The “Main Street” YOU see?

- 10 stories+
- 5+stories next to homes
- Traffic, noise
  - Green space gone
  - Displacement



# Density: Columbia Pike Plan v. Reality

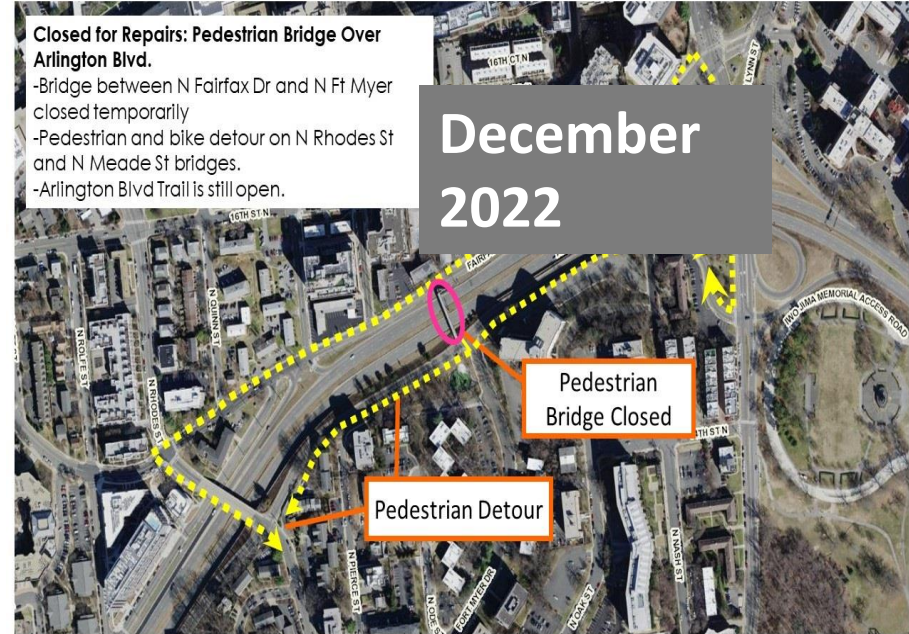
Towers loom over neighborhoods; reduced parking.

Massing/infill with no parks/schools. Community character?



# PLB Fans Say Density Pays for Infrastructure – History Proves Otherwise

**“Sewage release into Four Mile Run prompts warning,”**  
[ARLnow.com](https://www.arlnow.com) June 6, 2022



# “one of Arlington’s main...arterial roadways”<sup>p14</sup> *a national highway*

Langston is a FEMA  
evacuation corridor

LANGSTON IS A DOD ASSET FOR  
DEFENSE OF THE CAPITAL

**VDOT controls much of Blvd;  
State approvals Not received**

# “An average day on Langston Blvd” – and we’re adding 15,000 residents plus shoppers!



**46,500** people in cars  
(just by Lyon Village)

**1,774** people by bus  
(entire length of Langston)

**425** bicyclists  
(\*entire PLB area commuters)

**Bus riders (4%)**  
*88% on-time*  
(3<sup>rd</sup> highest)

**PLB area-wide bike commuters**  
(on Langston or not) (<1%)

>95%

<https://www.virginiadot.org/info/ct-TrafficCounts.asp> (31,000 avg. daily max in 2021 during pandemic); [https://css.umich.edu/sites/default/files/2022-09/Personal%20Transportation\\_CSS01-07.pdf](https://css.umich.edu/sites/default/files/2022-09/Personal%20Transportation_CSS01-07.pdf) (avg. 1.5 persons/car); <https://www.arlingtontransit.com/about/monthly-service-ridership-reports/> (ART55: 240,579 trips July 2022-May 2023) & 88% on time; <https://www.wmata.com/initiatives/ridership-portal/> (3F, 3Y); Plan p14, bikes 3% of 14,177 PLB **area-wide** commuters).

# PLB ignores realities of life on Langston

Plan “improves” Rt29 **highway** (↓ & narrow lanes)  
to “**allow**” neighborhoods to add traffic

**No analysis** done on emergency evacuation

**VDOT controls** much of Langston & requires  
environmental impact statements

**Uncertain** County can get private land to fit new  
road width

## **Implausible traffic management scenarios**

- Significant right-of-way require parcels by roadway for blocks
- Turn lanes for vehicles to turn into and out of developments
- Utility underground; very expensive
- Site feasibility unclear for claimed benefits







Langston (right),  
1 lane closed



# Stormwater mitigation: Storage & Overland



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-  Large Stormwater Storage Needed in Public Space
-  Overland Relief Corridor Needed
-  Reduce impervious coverage and intercept stormwater through many smaller distributed detention areas in addition to larger storage areas in public space
-  Detain stormwater to the extent appropriate for this location in the watershed and provide overland relief for floodwater

**Note: to achieve relief from 100- and 500-year storm events. Overland relief may require the use of public right-of-way in addition to new or relocated facilities on private property.**

On a positive note, PLB draws attention to need for “public storage” & “overland relief”

*but...*

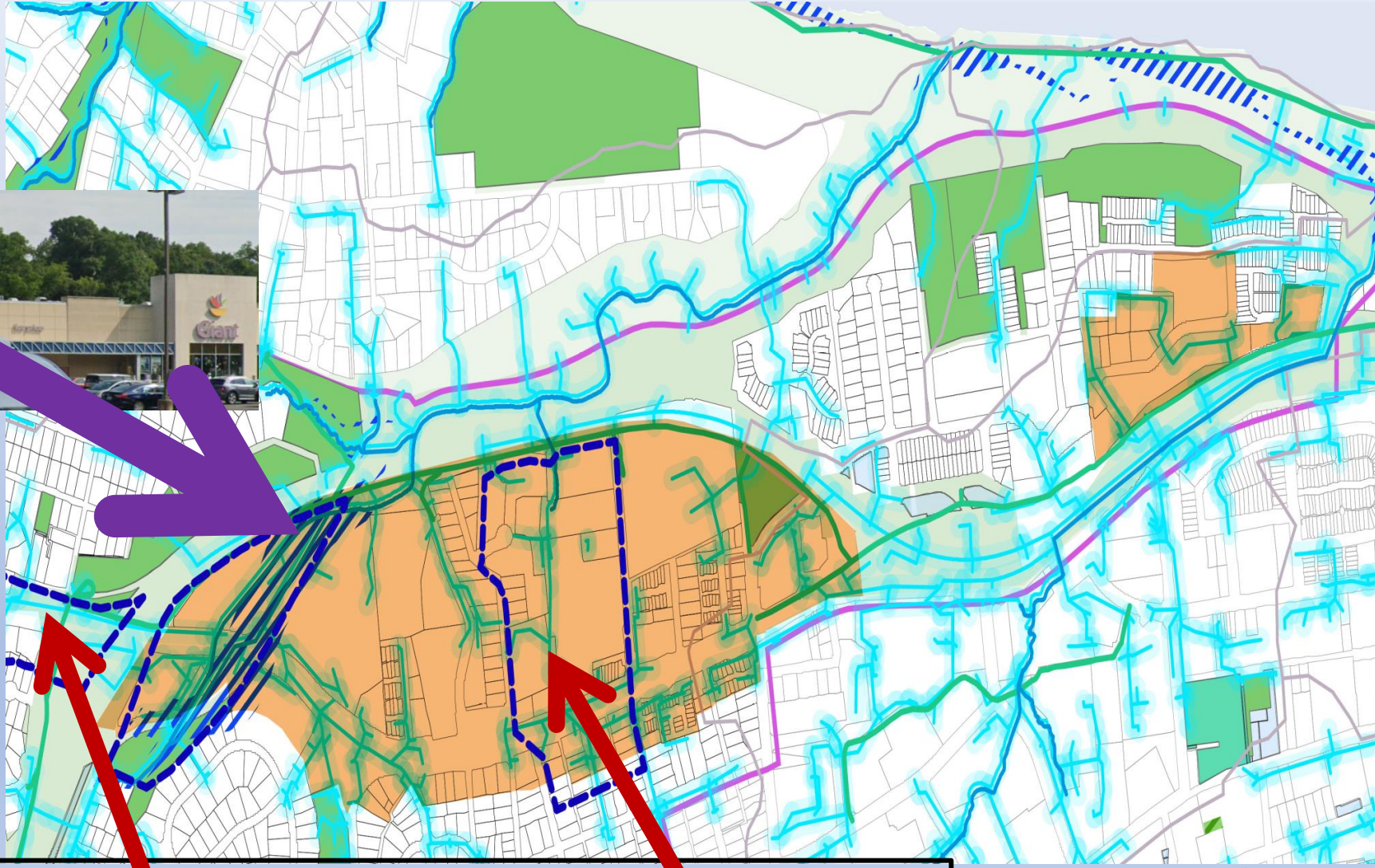
# Flooding fix unclear; ignores parts; defers others

- **Unclear** if consistent with Stormwater Plan & Chesapeake Bay Plan
- County-funded CIP Plan for Spout Run Watershed **only for Area 3**
- **Ignores** wider flooding risks
- **ASK: Holistic plan & cost estimate FIRST, before** trading density to private sector for piecemeal stormwater projects



# Plan: 15+ stories at Spout Run

## County should *first* develop public stormwater solutions



### Neighborhoods banding together

- SPOUT RUN WATERSHED WORKING GROUP**
- Ashton Heights Civic Association
  - Ballston-Virginia Square Civic Association
  - Cherrydale Citizens Association
  - Lyon Village Citizens' Association
  - Maywood Community Association
  - North Highlands Neighborhood Association
  - Old Dominion Citizens Association
  - Spout Run Homeowners Association
  - Waverly Hills Civic Association
  - Woodmont Civic Association

Unspecified Area 4 Remediation and Rest of Area 5

# Developer-centric: Public spaces – not owned by the county, ignores key Comp Plan goals

- New spaces all privately owned, and mostly small hardscaped vs. green;
- MISSING: recreation, community centers, schools, county \$\$;
- Vague promises on stormwater but hard promises for developers
- 15,000 new residents need more than 6.3 acres of new public space, county still short of PSMP goal of 30 new acres;
- Last-minute 35% tree canopy not backed by data, unclear impacts beyond core area

The image shows a presentation slide with a light blue background and a green highlighted section. The title is 'Sustainability and Resilience – Plan recommendations'. Below the title, there are two sections: 'Community Input Common Themes' and 'Plan Changes to Address Concerns'. The 'Plan Changes to Address Concerns' section is highlighted in green and contains a list of 'Plan Policies and Strategies'.

**Sustainability and Resilience – Plan recommendations**

Community Input Common Themes

- Desire for greater County participation in stormwater improvements and less reliance on improvements by developers
- Requests for specific tree canopy coverage targets for private development, County parks and County/School facilities

Plan Changes to Address Concerns

**Plan Policies and Strategies:**

- Clarifies Risk Assessment Management Plan (RAMP) will identify additional long-term resilience strategies for stormwater, Countywide Area, that will inform and prioritize strategic investments.
- Adds specific tree canopy targets for private development.
- Targets strive for at least 35% tree canopy coverage across entire Core Area attained through a combination of:
  - 40% coverage in public parks,
  - 20% coverage at APS sites,
  - 20% - 35% coverage on private property through new trees along improved streetscapes and on site, and
  - 5% coverage on private property through non-tree vegetation, which may include green roofs, walls, and terraces.

# ACT NOW – Board Votes Oct 14 - and Again in November

- Planning Commission – Oct 2 (5-0 approved)
- **County Board Request to Advertise – October 14 2023**
- County Board Final Vote – November 2023
- 2024 – changes to land use and zoning
- Next 30 years: VDOT studies, major demolition, road closures, traffic, lot consolidation, possible eminent domain and loss of single family inventory, and countless rounds of site planning

NOTE: [Chamber of Commerce letter](#) advocates for immediate zoning and land use changes and > 1.5 FAR base density, PROCESS COULD BEGIN SOON

# Process - Last Minute Changes – Commissions Left Out

Oct 5 Headline - “Langston Blvd plan criticized for last-minute edits and smaller-than-hoped affordable housing commitments”

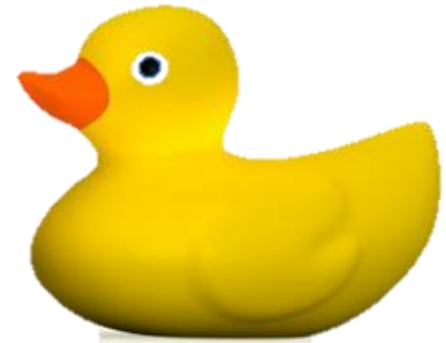


Commissions were briefed on draft – not final – edition!

2 lame duck board members will determine 30-year plan!

Over 1300 changes just 3 weeks before RTA, including:

- changes to retail plan!
- changes to parking!
- no clarity *on development process!*
- changes to affordable housing!
- changes to tree canopy!
- changes to definition of building height!



# Process: Arlington Adopts Planning by Madlibs

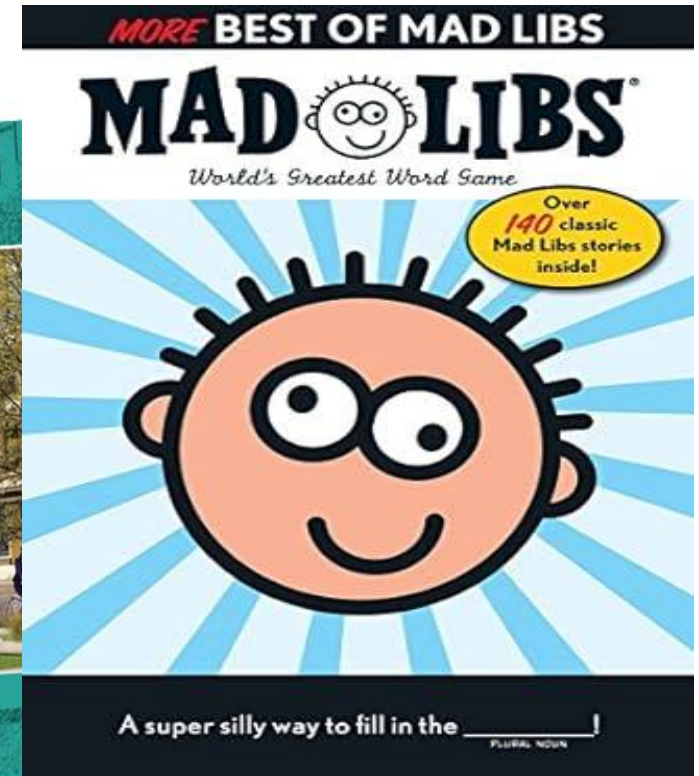
Developing a Plan for Langston Boulevard would enable the corridor to overcome these challenges and realize opportunities for positive change. In developing the alternative land use models during the planning process, an assessment of potential growth with development and related outcomes was conducted and found that there is potential for more than \_\_\_\_\_ net new dwelling units, \_\_\_\_\_ square feet of new non-residential floor space, \_\_\_\_\_ net new residents, \_\_\_\_\_ new jobs, \_\_\_\_\_ acres of new public parks and/or plazas, \_\_\_\_\_ acres of enhanced public spaces (including existing streetscapes and parks and new pedestrian and bicycle connections), \_\_\_\_\_ acres of plantable areas and \_\_\_\_\_ acres of additional tree canopy coverage.

Approximately \_\_\_\_\_ affordable units (up to 60 percent AMI - both MARKs and CAFs) are anticipated under this plan by 2040, which is lower than the Affordable Housing Master Plan's aspirational goal of 2500 units for Langston Boulevard. An additional \_\_\_\_\_ units, or a total of approximately \_\_\_\_\_ affordable units, are anticipated by 2075. These estimates include approximately 705

existing CAF/MARK units that are assumed to remain. This means that approximately \_\_\_\_\_ new affordable units are anticipated by 2040 and \_\_\_\_\_ new affordable units are anticipated by 2075.

## Langston Boulevard \_\_\_\_\_ a Plan

Request to Advertise Draft: September 28<sup>th</sup>, 2023



# ASF asks the County to:

1. **Defer** vote on PLB to engage public & do the analysis below
  - ❖ No Board vote on massive plan with **LAME DUCK** members
2. **Project** total population of max buildout
3. **Prepare** long-term forecasts with current zoning v. changes for:
  - ❖ Budget
  - ❖ Environmental impact
  - ❖ Demographics



# What can YOU do?

1. **Write** [CountyBoard@Arlingtonva.us](mailto:CountyBoard@Arlingtonva.us)

[cdorsey@arlingtonva.us](mailto:cdorsey@arlingtonva.us); [Lgarvey@arlingtonva.us](mailto:Lgarvey@arlingtonva.us); [ttalento@arlingtonva.us](mailto:ttalento@arlingtonva.us); [tkarantonis@arlingtonva.us](mailto:tkarantonis@arlingtonva.us); [mdeferranti@arlingtonva.us](mailto:mdeferranti@arlingtonva.us)

2. **Speak** at [County Board meeting October 14](#)

3. **Contact** ASF to get emails, donate, volunteer

4. **Spread the word**

