

The Inconvenient Truth: County Ignores Affordable Options to Bless Condos for the 1%

September 19, 2026

1501 Langston Blvd

JAN-JUN: SPRC Review Rests on Myth of Low O-A-H Land Use

March 2026 SRPC Staff Report

General Land Use Plan (GLUP) Designation: “Low” Office-Apartment-Hotel (up to 72 du/Ac apartment density)

May 2026 SRPC Staff Report

Sept. 4, 2026 Staff Report for Planning Comm’n

March 2026 SRPC Staff Presentation

Site Plan Review Committee (SPRC)
Meeting #1
March 19, 2026

AIR & SPACE FORCE ASSOCIATION SITE
Site Plan Amendment & Use Permit
1201 Langston Boulevard (RPC #16-005-001)

Project Website: <https://www.arlingtonva.us/Government/Projects/Project-Topic/26-1-1-20-General-Land-Use-Plan-Amendment>

Land Use & Zoning

GLUP: “Low” Office-Apartment-Hotel

ARLINGTON COUNTY, VIRGINIA
County Board Agenda Item
Meeting of September 19, 2026

DATE: September 4, 2026

SUBJECT: Air & Space Force Association Site Redevelopment

A. GP 374-26-1 GENERAL LAND USE PLAN AMENDMENT to change the land use designation from “Low” Office-Apartment-Hotel, “Medium” Residential, and “Public” to all “Low” Office-Apartment-Hotel, located at 1501 Langston Boulevard (RPC #16-005-001).

B. SPLA25-00011 SITE PLAN AMENDMENT (GP #161) to construct a mixed-use building with 18 residential units, a ground-floor restaurant use, and a below-grade parking garage, with modifications for proposed setbacks, lot coverage, density exclusions, and other modifications as necessary to achieve the proposed development, located at 1501 Langston Boulevard (RPC #16-005-001).

C. L’PER25-00018 USE PERMIT for an institutional use for a museum, located at 1501 Langston Boulevard (RPC #16-005-001).

Applicant:
Taconis 1501 Langston, LLC c/o Taconis Property Partners
1899 L St NW
Washington, DC 20036

By:
Andrew Painter, Esq.
Wahk, Colwell, Lathrop & Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

C.M. RECOMMENDATION:

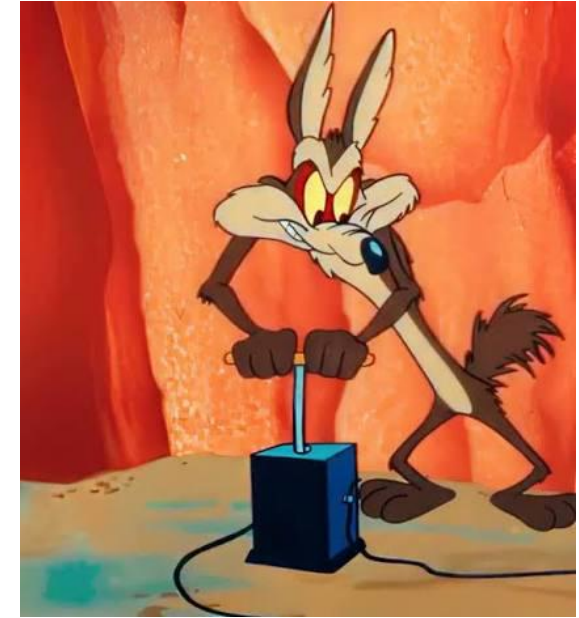
1. Adopt the attached Resolution to approve the General Land Use Plan amendment (GP 374-26-1) to change the designation from “Low” Office-Apartment-Hotel, “Medium” Residential, and “Public” to all “Low” Office-Apartment-Hotel, located at 1501 Langston Boulevard (RPC #16-005-001).

County Manager:

County Attorney:
David Crowl, DCL, Development Services Bureau
Wahk, Colwell, Lathrop & Walsh, PC, Public Planning Division

P7, <https://www.arlingtonva.us/files/sharedassets/public/v/1/projects/documents/site-plan-projects/air-amp-space-force-assoc.-bldg-1501-langston/afa-sprc-1-staff-report.pdf>; p.5, <https://www.arlingtonva.us/files/sharedassets/public/v/1/projects/documents/site-plan-projects/air-amp-space-force-assoc.-bldg-1501-langston/afa-site-sprc-1-presentation-post.pdf> ; p.7 <https://www.arlingtonva.us/files/sharedassets/public/v/1/projects/documents/site-plan-projects/air-amp-space-force-assoc.-bldg-1501-langston/afa-sprc-2-staff-report.pdf>; p.4 [https://meetings.arlingtonva.us/Planning/Documents/DownloadFileBytes/_1%20-%20Board%20Report%20\(Final\)%20-%202032069128%20A._GP-374-26-1%20GENERAL%20LAND%20USE%20PLAN%20AM.pdf?documentType=1&meetingId=2754&itemId=59276&publishId=101796&isSection=False&isAttachment=True](https://meetings.arlingtonva.us/Planning/Documents/DownloadFileBytes/_1%20-%20Board%20Report%20(Final)%20-%202032069128%20A._GP-374-26-1%20GENERAL%20LAND%20USE%20PLAN%20AM.pdf?documentType=1&meetingId=2754&itemId=59276&publishId=101796&isSection=False&isAttachment=True)

JULY: Bombshell Reveals Project Needs GLUP Amendment



From Arlington [County site plan webpage](#): “Site plans are regulated by [Administrative Regulation 4.1](#) of the Arlington County Zoning Ordinance. This regulation administers a special exception site plan option Site plans that entail special exceptions . . . are **carefully reviewed by an interdepartmental staff team and the [Site Plan Review Comm.](#) of the [Planning Commission](#)** through a process that ensures proper analysis, public engagement, and compliance with applicable policies and ordinances.

Site Plans

Site plan projects are reviewed in several key areas:



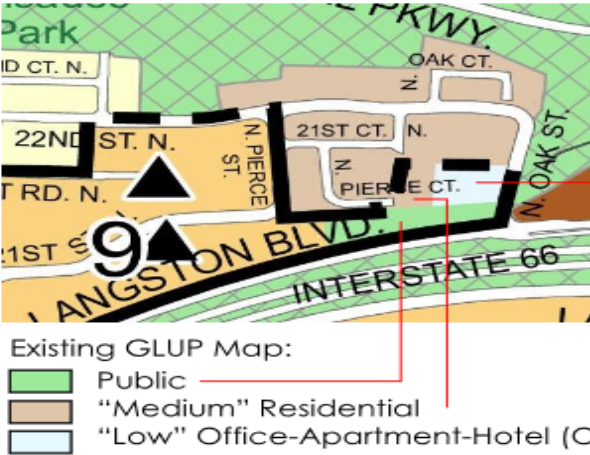
Land Use: Whether the project complies with zoning requirements and policy guidance on use mix, density, and building height.

JULY - Staff Says TO BOARD: GLUP “Errors” + “Simple Fix” = Nothing to See Here

ARLINGTON VIRGINIA

Item #41 – RTA for GLUP Amendment

Air & Space Force Association (ASFA) – 1501 Langston Boulevard



Considerations

- Although staff interprets existing land use as Low O-A-H, two other designations appear to also apply:
- "Medium" Residential** - result of mapping error after 1993 GLUP amendment for adjacent site - Palisades Park (SP #254) - to "Medium" Residential, encroaching into property.
- "Public"** - display of Lee HWY/Langston BLVD and I-66 rights-of-way evolved over time with different GLUP Map printings and are inconsistent with changes to limits of private and public property
- Conservation Easement established with prior site plan approval on western portion of 1501 Langston Blvd. site; No public interest or access conveyed with easement.

2

“Error after 1993 GLUP Amendment”

“Different Map Printings”

The FACTS: 1987 - Board Leaves “Public” Land Use; Changes Others to Low-OAH

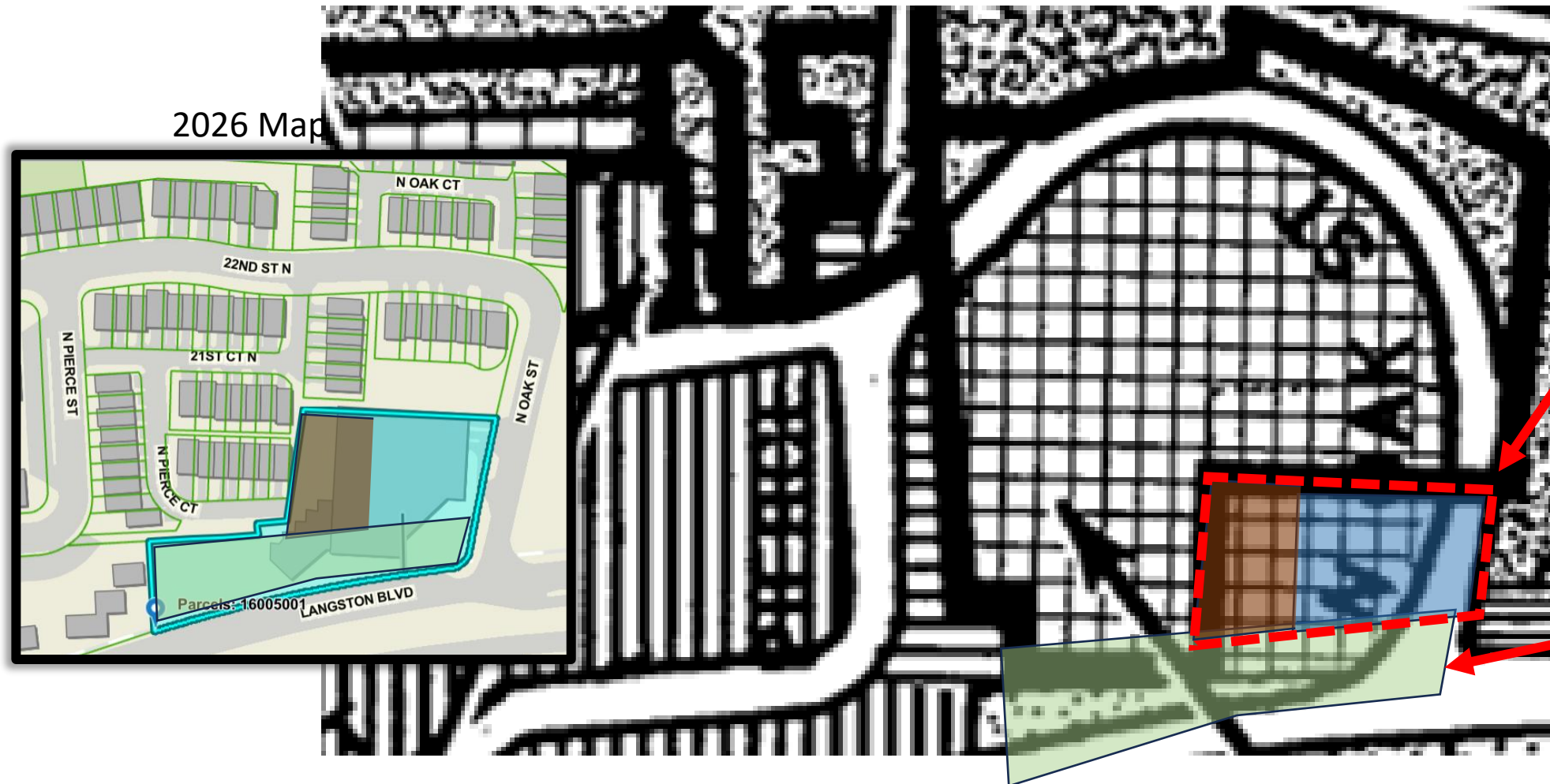
1987 Request To Advertise map from February 1987 Staff Report
with overlay of present day (2026) land uses (green: “public”; brown: medium residential; blue: low-OAH)



More info slide 14

The FACTS: 1993 – Area bet. Palisades/AFA becomes Med-Res., Public Land Remains Public

Staff recommended amendments from February 1993 Staff Report w/overlay of present day (2026)
land uses (green: "public"; brown: medium residential; blue: low-OAH)

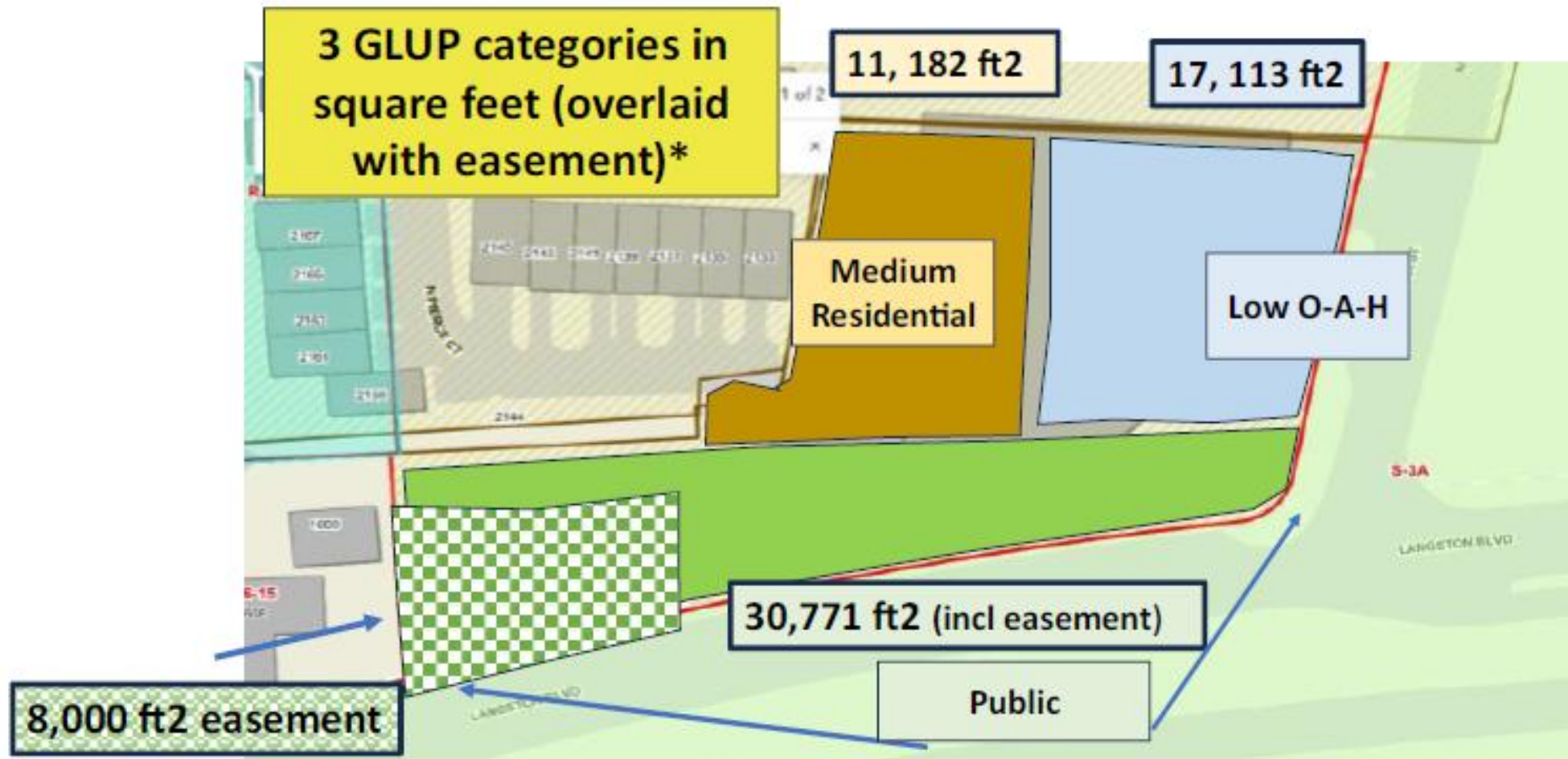


Present day
1501 Langston
property that
was in *part* of
"Area 1" of the
1993 GLUP
change.

Green area is
the other part
of 1501
Langston
arguably **not** in
the 1993 GLUP
change.

More info slide 17

Current GLUP at 1501 Langston Blvd



*Calculations are *approximate* as estimated by ASF as per Arlington County ARC-GIS, Sept 2026; minimum acreage to redevelop via site plan with C-O 1.5 zoning is 20,000 ft²

“Board’s own motion” – Lets Developer Off the Hook for Zoning and LBAP Plan

- NO evidence Board has authority to do this, GLUP (p. 34) and GLUP (p. 35) inadequate to this GLUP change (see ASF Sept 15 paper)
- Was done after SPRC
- Was attempted via consent agenda
- Did not entertain GLUP question raised by N. Highland CA
- Did not get referred back to SPRC or public for discussion
- Was not posted properly in neighborhood
- Was generally done without proper input

Community Chest

**GET OUT
OF**

Affordable Housing
Obligation

FREE



THIS CARD MAY BE KEPT UNTIL NEEDED OR SOLD

© 2026 ARLINGTON COUNTY BOARD

Beware the Outcomes

Planning Commissioner Sept 9:

“We are building our way to segregation... designing a segregated county, . . . Building . . . luxury doesn’t end up having affordable housing so people that could benefit. . . are not benefiting”

ASF AGREES! VOTE for more time to maximize AH contribution from developer!

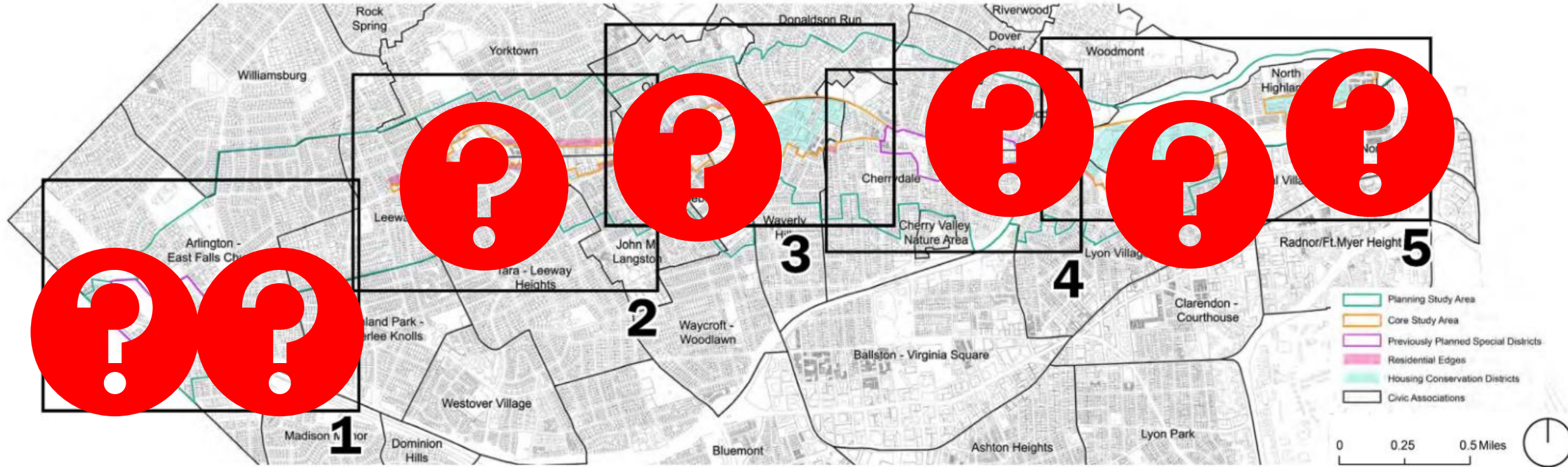


1501 Langston Poor Planning Precedents

- Giving future “Taicoons” free use of land for projects where units sell at \$1000/ft², double ARL average of \$510 ft²;
- Misrepresenting GLUP/zoning status, then rejecting proper public inputs about late-breaking “errors” sidelining past Board decisions;
- Forfeiting key benefits, including affordable housing
- Broadly defying zoning code (15.5.8.H, 4.1 process), Langston Blvd Area Plan that was approved on basis of housing equity



Don't Cement A Flawed Process



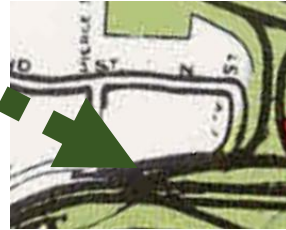
ASF ASKS: Defer Board review, Settle GLUP and share publicly, Reopen SRPC

Appendix

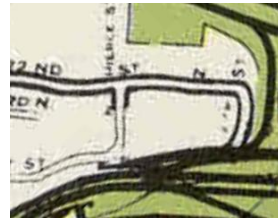
“Public” Use Designated North of Hwy 29 for 60+ Years

History of all Arlington General Land Use Maps for the area around 1501 Langston Blvd.

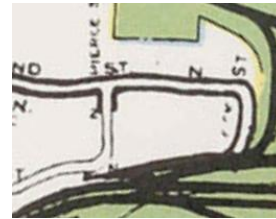
“Public” use in green, North of Hwy 29, since original map



Aug. 12, 1961

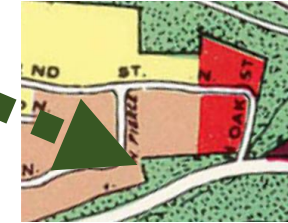


Jan. 15, 1964

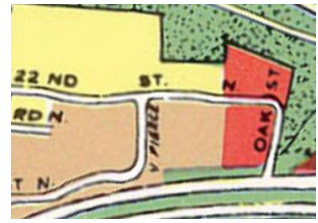


Jan. 1, 1966

“Public” use more clearly shown in green, North of Hwy 29

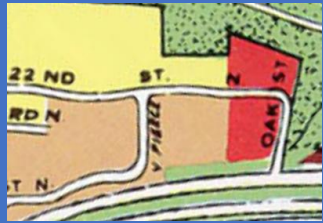


Apr. 22, 1975



Mar. 24, 1979

Blue areas enlarged on next page



Dec. 31, 1983



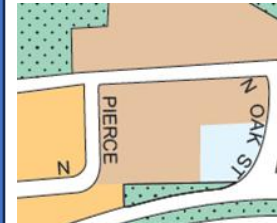
June 6, 1987



June 30, 1990



June 30, 1996



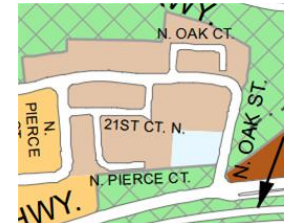
April 27, 2004



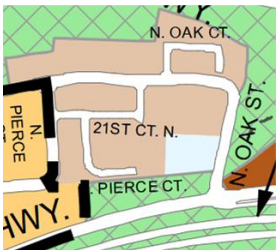
Mar. 31, 2013



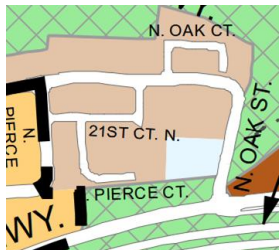
June 30, 2014



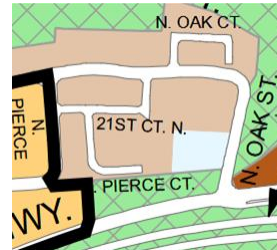
June 30, 2016



Dec. 31, 2017



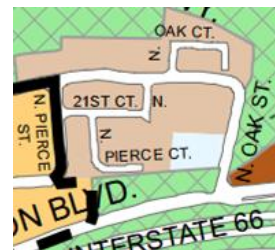
Dec. 31, 2018



June 2019



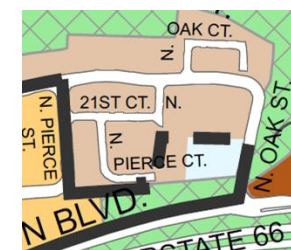
Dec. 31, 2020



Dec. 2021



June 30, 2022



June 30, 2023



Dec. 31, 2024

ASF

ARLINGTONIANS FOR OUR
SUSTAINABLE FUTURE

"Public" Use Designated North of Hwy 29 for 60+ Years

History of all Arlington General Land Use Maps for the area around 1501 Langston Blvd.

"Public" use in green, North of Hwy 29, since original map

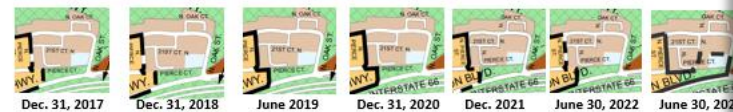


"Public" use more clearly shown in green, North of Hwy 29



Blue areas enlarged on next page

1993

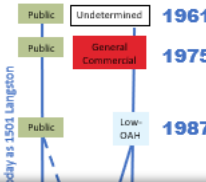


<https://www.arlingtonva.gov/Government/Projects/Plans-Studies/General-Land-Use-Map/History> (amendments shown through date listed)



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History of Land Use at/Near 1501 Langston Blvd



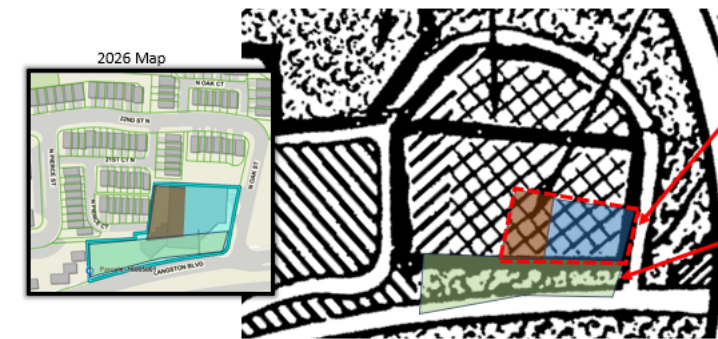
- [Slide 3] Original 1961 GLUP map has area north of Hwy 29 as "public," other parts as "undetermined".
- Over time, the "public" use changes somewhat in size but remains consistent on all 21 GLUP maps through today.
- In 1975, "undetermined" use changes to "general commercial"; "public" use is shown more clearly.

- [Slide 4,5] In 1987, the County Board keeps part of 1501 as "public" and changes the rest to Low-OAH.
- Specifically, the February 1987 Staff Report and Request to Advertise defines "Area 1" (the area to be changed; shown in hashes on slides 4&5) to exclude a "public" buffer South of Area 1 and North of Highway 29.
- The map, titled, "Request to Advertise General Land Use Amendment," has a "public" use as the southern boundary of Area 1.
- The Report states Area 1 is "bounded by... properties fronting on Lee Highway on the south." In other words, the south boundary is not Lee Highway, instead, it is the northern part of the properties that front Lee Highway to their South.
- The March 1987 Board minutes show a 5-0 vote to change "Area 1" to Low-OAH and Medium Residential (the area for 1501 is all Low-OAH). The minutes list no southern boundary for this change.

- [Slide 4,6] In 1993, the County Board changed some Low-OAH uses to Medium Residential.
- Specifically, the February 1993 Staff Report map shows "Area 1" (the area to be changed; shown in part in hashes on the slide) to exclude a "public" buffer South of Area 1 and North of Highway 29.
- As before, the map again shows a "public" use to the south of Area 1.
- The report says Area 1 is "bounded by... the Air Force Association Building and Lee Highway on the South."

1987: "Public" Land Untouched; Others to Low-OAH

1987 Request To Advertise map from February 1987 Staff Report with overlay of present day (2026) land uses (green: "public"; brown: medium residential; blue: low-OAH)



Present day 1501 Langston property that was in "Area 1" of the 1987 GLUP change.

Green area is the other part of 1501 Langston that was **not** in the 1987 "Area 1" GLUP change.

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MEMBERSHIP SIGN-UP SHEET

2026 Map

History of Land Use at/Near 1501 Langston Blvd

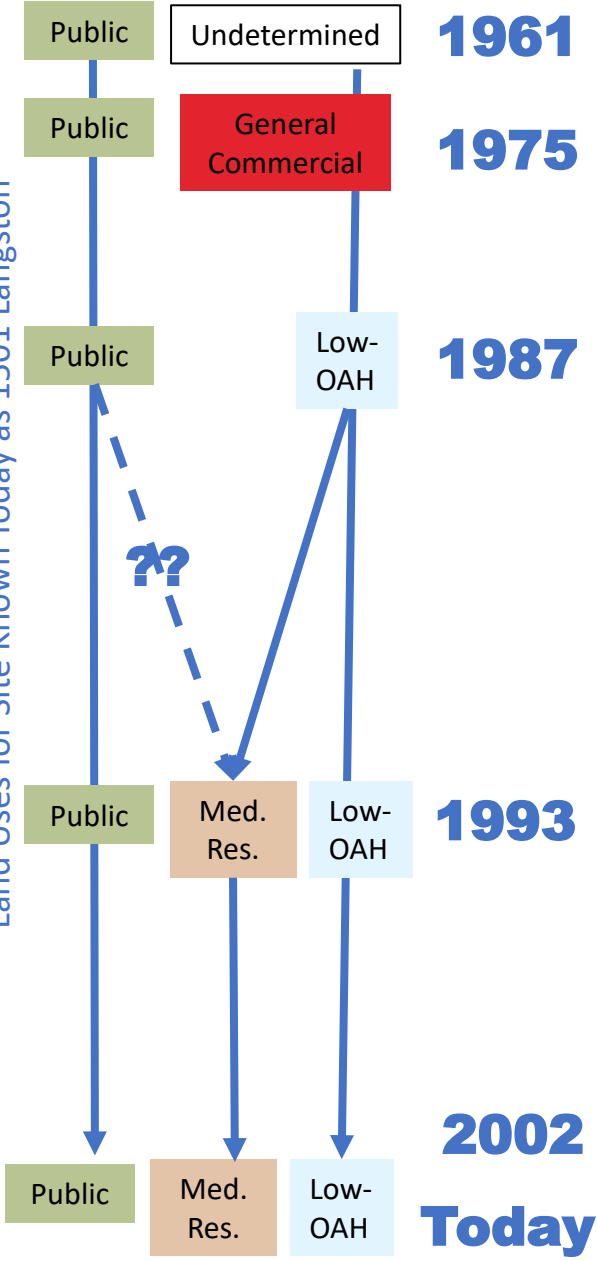
1987/1993 Changes Left 3 Land Uses for 1501 Langston

1987: "Public" Land Untouched; Others to Low-OAH

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History of Land Use at/Near 1501 Langston Blvd

Land Uses for Site Known Today as 1501 Langston



[Slide 3] Original 1961 GLUP map has area north of Hwy 29 as “public,” other parts as “undetermined”.

- Over time, the “public” use changes somewhat in size but remains consistent on all 21 GLUP maps through today.
- In 1975, “undetermined” use changes to “general commercial”; “public” use is shown more clearly.

[Slide 4,5] In 1987, the County Board keeps part of 1501 as “public” and changes the rest to Low-OAH.

- Specifically, the February 1987 Staff Report and Request To Advertise defines “Area 1” (the area to be changed; shown in hashes on slides 4&5) to exclude a “public” buffer South of Area 1 and North of Highway 29.
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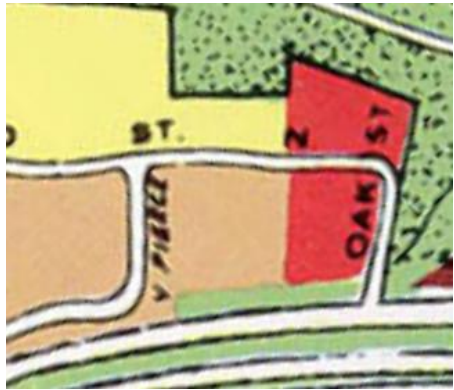
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- Specifically, the February 1993 Staff Report map shows “Area 1” (the area to be changed; shown in part in hashes on the slide) to exclude a “public” buffer South of Area 1 and North of Highway 29.
 - As before, the map again shows a “public” use to the south of Area 1.
 - The report says Area 1 is “**bounded by ... the Air Force Association building and Lee Highway on the South**”.
- The March 1993 Board minutes show 3-1 vote to approve changes for “Area 1” to Medium Residential for “**the area north of Lee Highway generally bounded by** [North / East / West areas].”
 - As a result, the “public” area is either (a) still all public because the southern border is the Air Force Assoc. building land, which extends the full east-west length of 1501; (b) partially still public for the public area south of the Air Force Assoc. building itself; or (c) medium residential & curving around the south side of the Air Force Assoc. building.

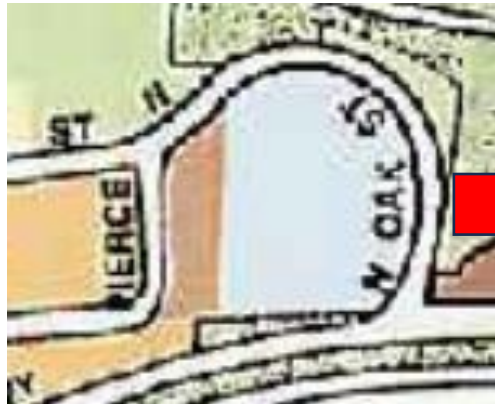
2002 site plan (incorrectly) states 1501 Langston is entirely Low-OAH.

1987/1993 Changes Left 3 Land Uses for 1501 Langston

History of 1983-2004 Arlington General Land Use Maps for the area around 1501 Langston Blvd.



Dec. 31, 1983



June 6, 1987



June 30, 1990



June 30, 1996



April 27, 2004

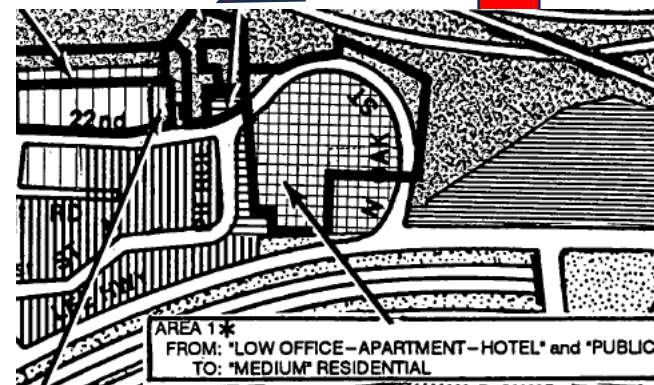
Feb.-Mar. 1987



"Area 1"

PUBLIC AND SEMI-PUBLIC
PUBLIC:
Parks (local, regional, and federal). Schools (public).
Parkways, major unimproved rights-of-way. Libraries and
cultural facilities.

Feb.-Mar. 1993



AREA 1*
FROM: "LOW OFFICE-APARTMENT-HOTEL" and "PUBLIC"
TO: "MEDIUM" RESIDENTIAL

Staff Report map shows Area 1 (in part in hashes) to *exclude* a "public" buffer South of Area 1 & North of Hwy 29; report says Area 1 is "**bounded by ... the Air Force Association building and Lee Highway on the South**".

Board minutes show 3-1 vote to approve changes for "Area 1" to Medium Residential for "the area **north of Lee Highway generally bounded by [North / East / West areas]**".

Staff Report and "Request To Advertise" defines Area 1 (shown in hashes) to *exclude* a "public" buffer South of Area 1 & North of Hwy 29 ("**bounded by... properties fronting on Lee Highway on the south,**" i.e., not Lee Hwy itself).

Board minutes show 5-0 vote to change "Area 1" to Low Office-Apartment-Hotel (Low-OAH) & to Medium Residential; they do not define a southern boundary.