

**Comments on Site Plan Amendment, GLUP Amendment and Use Permit
for 1501 Langston Blvd., former Armed Forces Association (AFA) Site in
North Highlands Civic Association
September 19, 2026 Regular Board Meeting of Arlington County Board**

SLIDE #1

Good morning, Mr. Chair, members, I'm Anne Bodine for Arlingtonians for Our Future. ASF has serious concerns that range from SPRC handling, contradictory land use claims, unexplained legal authorities, and excusing a developer of luxury housing from required affordable housing contributions.

SLIDE #2

Any special exception process must be reviewed by the SPRC (site plan review committee) for appropriate land use, BUT THAT DIDN'T HAPPEN. Staff never told SPRC there was a need for a land use (GLUP) amendment asserting instead the site ALREADY HAD THE APPROPRIATE GLUP, OF Low Office-Apt-Hotel or Low OAH. The GLUP is foundational, you have to get it right from the beginning.

SLIDE #3

The first ever public airing of the "problem" was in July with the Board. So the public process contained no review of alternate outcomes, only those based on the wrong assertion that the parcel really had the proper land use to allow the Taicoon Site Plan to proceed.

SLIDE #4

Staff in July says that the board could change the GLUP on its own motion thus absolving the developer of seeking the GLUP change. But this brief didn't provide the public or the board with the details of the decisive board votes in 1987 and '93 which are the foundation for understanding GLUP errors cited by staff. ASF got those sources and here's what we found.

SLIDE #5

Staff still asserts the whole 1501 site REALLY gained LOW OAH GLUP [designation] in 1987. However, Board reports show only the top two subparcels became "LOW OAH, the southern subparcel remained public [use]. This language is very clear, and all GLUP maps show it as public for over 60 years.

SLIDE #6

Staff said there was "bleedover" of the map coloration when the county went digital, and that the "medium residential" GLUP [designation] assigned for the Palisades development in 1993 mistakenly affected the AFA [now Taicoon] site. There are a few questions from reading the board report but our read is that the "medium residential" land use WAS adopted for the NW corner of today's site.

SLIDE #7

So, this map, if you can see it, is ASF view of the current GLUP, and it is not the result of map errors. [Map shows 3 subparcels with 3 different land use designations, only one of which is "Low OAH."]

SLIDE #8

ASF asserts that the board cannot amend GLUP on its own motion and that it up to the developer – as he signaled from the outset – to seek any GLUP change to "Low OAH" [for the entire parcel.]

SLIDE #9

This process forfeits **CRITICALLY needed affordable units required by the zoning code and Langston Area Plan. For concierge condos going for \$1000/ft²**

SLIDE #10. ASF agrees with the Planning Commissioner who noted the potential for this site to undo desegregation. Let's fight that, let's do this right and get that affordable housing. For reflipping the public GLUPped parcel alone ASF calculates Arlington should get compensation of 15 new CAFs [which will ensure more equitable outcomes.]

SLIDE #11

ASF shows here several potential negative precedents that would come with premature approval here.

SLIDE #12

ASF asks you to defer your review, direct a new GLUP review, and reopen the SPRC. We hope the county works to maximize the benefits that come with awarding public land to this applicant.

Let me also say I applaud the hard work of every board member the manager and staff. Staff has clearly put a lot of hard work, most recently to include accommodating my remarks here today. I made strong claims of bad process but I am not alleging lying, conspiracy, or illegal acts. I am alleging closed minds, closed doors, and closed archives. I was a public servant myself, and most of my work involved land use, including between Isreal and her immediate neighbors. I kept my door and phone open to the public as well as colleagues and bosses. But I found it very difficult to get answers to our questions and key data on this site. Thank you, Mr. Spain, for making that happen. This case needs a lot more back and forth of that nature. But I'll say no one ever had to go to Secretary Clinton or Secretary Powell to get me to sit down with them or give them key data to fully inform my views I hope you take that in the positive spirit it was intended, and I hope you consider the substance of my remarks here as the most important item today.