

ASF | ARLINGTONIANS FOR OUR SUSTAINABLE FUTURE

REVISED September 15, 2026

TO: Arlington County Board

FROM Arlingtonians for Our Sustainable Future

SUBJECT: ASF Recommends County Board Defer on September 19 Any Discussion for Redevelopment at 1501 Langston Blvd (RPC 16-005-001) Pending Review of Land Use, SPRC Review, and Additional Public Engagement

Recently, President Trump discussed giving up some of Yosemite National Park for private use. Many who care about preserving America's natural heritage or ensuring adequate compensation for the land objected. ASF is asking the County Board to prevent another improper land deal at 1501 Langston Blvd., at your meeting Sept. 19.

The project is rife with problems:

- Incorrect and inconsistent information by staff that distorted both the SPRC and the County's Advertisement of the GLUP amendment (approved July 21);
- Board action on a GLUP change that improperly describes the areas proposed for GLUP change;
- Improperly seeking a GLUP amendment by "the Board's own motion" thereby relieving the developer of that obligation;
- Confusing treatment of "community benefits" during SPRC and PC effort

We ask the County Board now to defer consideration of the Major Site Plan Amendment, General Land Use Plan Amendment and Use Permit for 1501 Langston Blvd (RPC 16-005-001) pending a thorough review and determination of land use with the County Attorney, public disclosure of supporting documents, and finally a new SPRC review that includes alternate outcomes to include a 15.5.8.H contribution of affordable housing under the terms of the Langston Blvd. Area Plan.

Doing so is critical to maintain public confidence in our unique transit corridor and 4.1 Site Planning processes, and ensures Arlington obtains its full community due with regard to affordable housing, public spaces and natural resource management.

Status/Location of the Property: In June 2023, the non-profit Air Force and Space Association sold its 1984 office building (on a 56,949 ft² site) in North Highlands Civic Association (NHCA) to Taicoon 1501 Langston LLC (a Delaware limited liability company). Taicoon is pursuing a major amendment of site plan SP-361. The land is

zoned at C-O 1.5, but needs a change in land use to move forward. Part of the lot has a conservation easement established in 2006 with the Northern Virginia Conservation Trust (NVCT). The property has a steep incline near a Resource Protection area; it borders successively the Custis Bike Trail, Langston Blvd., and I-66 to the south). It's the easternmost property in the Langston Blvd. Area Plan, next to the now-demolished Key Bridge Marriott. It was part of a very large tract of land that was redeveloped in 1987. It borders – and was partially re-GLUPped during – a 1993 development to build townhomes to its west and north at Palisades Park.

Figure 5: Location of Conservation Easement and Custis Trail



Unusual Site Status Leads to Major Mix-Ups

The county did not clearly establish and explain actual land use and zoning that were preconditions for any part of this project. That skewed all subsequent discussion by the SPRC, the Board on July 21, and the Planning Commission September 9. ASF believes it's key to note how this project differs from the majority of other 4.1 projects:

- **This redevelopment does not need/seek any rezoning;**
- **This redevelopment does seek/need an amended, land use designation;**
- **Misunderstandings of the first two issues led to foundational flaws in the GLUP amendment and thus the entire site plan review and all discussion of so-called “community benefits.”¹**

ASF also finds that the Board's “Request to Advertise” (RTA) the proposed GLUP amendment, voted at its July 21, 2026 meeting, is substantially flawed, based on this same flawed GLUP description that persisted through SPRC until today, namely that GLUP “errors” were just errors by cartographers relying on imprecise drafting tools over time. Based on extensive research described in attachments to this memo,² ASF concludes that the site plan review of this redevelopment, the Board's approval of the RTA on July 21, and subsequent PC approval (September 9) did/do not *adequately consider*:

- the context outlined above (and in the endnote); nor
- the complex historic background of land use and zoning; nor
- the legal and procedural requirements required by the circumstances

By excluding potential alternate outcomes on this site, and by inadequately shaping the review of “community benefits” and “deliverables” we believe the County Board must defer consideration of the agenda item (as outlined so far in the [September 4, 2026 DRAFT Board report](#)).

Attachments:

Background on Land Use at this Site (including SPRC process and County Board’s “own motion” to change GLUP)

September 15, 2026

Attachment 1

Land Use and SPRC Process for 1501 Langston Blvd.

Land Use is Foundation of Any Project, Particularly in Langston Blvd. Planning Area

Land use designations and zoning set the foundation for developing any parcel of land, and the two must be in synch before proceeding. This determination of development “eligibility” is a key role of the SPRC³. This is especially important in the [Langston Blvd. Planning area](#), set up in 2023 to shape redevelopment across a 5-mile corridor where the county anticipates multiple projects must obtain new classification under the [General Land Use Plan](#) (GLUP) to allow more intense buildout.⁴ Because the planning process for the corridor did NOT confirm actual GLUP and zoning designations for any parcel,⁵ the SPRC review becomes critical. ASF thus views the 1501 Langston Blvd. project -- as one of the first parcels to redevelop under the new area plan – as critical to set a high bar for good planning over a likely 40-year development timeline in the corridor.

1501 Langston Review Gets It Wrong on the GLUP.⁶ County Has Advanced Multiple, Even Mutually Exclusive, Land Use Narratives, Including:

1. **land use is 100% Low O-A-H⁷** (through public engagement and SPRC, Jan-May)⁸;
2. **land use is partially Low O-A-H, partially public and partially medium residential;** (as per scattered map displays in SPRC, and in now the key descriptor for September 4 Board discussion)⁹;
3. **land use is low O-A-H on the entire parcel, while two sub parcels also carry other land use designations** (position taken to support County Board Request to Advertise a GLUP change)¹⁰;

These three options cannot all be true; option 3 on its own is self-contradicting. The Board report for July 21 meeting is fraught with problems. First, it doesn't mention that a GLUP amendment was never raised in the SPRC because staff told that committee it had already researched the land use AND **determined the parcel had Low O-A-H land use from the get-go**. The report then assures the Board that

“the level of public engagement . . .”to advertise public hearings on the proposed GLUP Map amendment is appropriate given prior engagement on the Langston Boulevard Area Plan (2023) and ongoing engagement underway during the Site Plan Review Committee (SPRC) processes for the redevelopment proposal.”

This is highly misleading, incorrect even, because the SPRC *never* entertained the idea of a GLUP change. The first time staff ever raised the question of GLUP errors, and therefore a GLUP amendment, was in July, as the Board moved to consider – and approve said GLUP amendment. To repeat, there was ZERO SPRC or public awareness until the sudden move to change a GLUP that staff had said was unnecessary. This is Orwellian. Furthermore, the Plan Langston Blvd. process never delved into research of ACTUAL GLUP and zoning categories for potentially hundreds of disparate sites, including this one, as noted above and confirmed to ASF by staff.

By the time the project came to the Planning Commission (PC) [Chair Bagley did ask staff about ASF claims re GLUP contradictions](#). CHPD Lead Walentisch reported “we did extensive research before site plan was accepted, there was never supposed to be public designation or medium residential” on this site; she repeated staff’s explanation to the County Board on July 21 that the public and medium-residential designations were simply a result of historic mapping errors. (In other words, these designations do NOT represent the appropriate land use. In other words, the County Board can amend them on their own motion

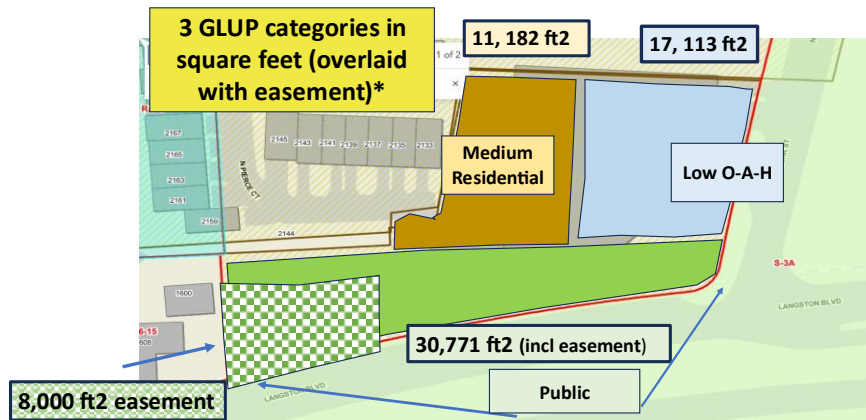
That exchange vividly demonstrates the wildly fluctuating GLUP assertions for the duration of this review process. ASF thus believes it’s still critical for the community to:

- **obtain a more credible review and decision on correct land use designations, with no claims of “double GLUPping on any part.**
- **reconvene the SPRC to review redevelopment based on the actual land use, and review of the RTA and new GLUP amendment. This must include application of 15.5.8.H for affordable housing reflecting a change in land use for approx. 40,000 ft².**

ASF Determines Current GLUP Map Accurately Reflects County Board Actions of 1987, 1993

After expressing deep concern at the PC meeting, ASF met with staff, then researched the public record (Board reports, maps, etc.) to substantiate the GLUP designations at 1501 Langston Blvd. Our map mirrors the County’s own [current GLUP map](#) in terms of land use;¹¹ we also pulled the approximate land areas of each sub-parcel from the County’s ARC-GIS tool. This is ASF’s view of existing zoning and is consistent with [our testimony at the September 9, 2026 Planning Commission](#).¹²

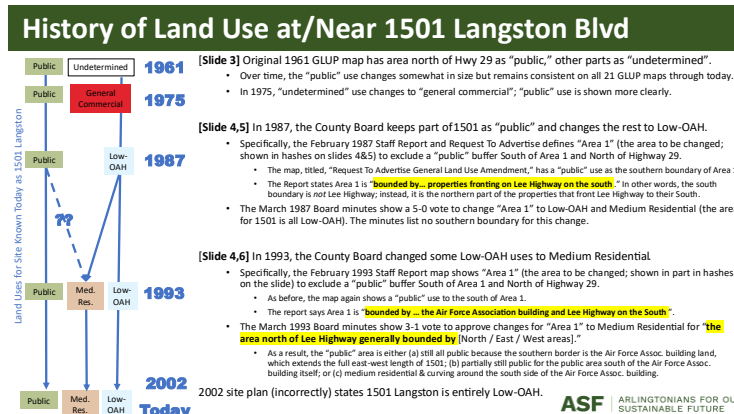
ASF Determination of GLUP at 1501 Langston Blvd



*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

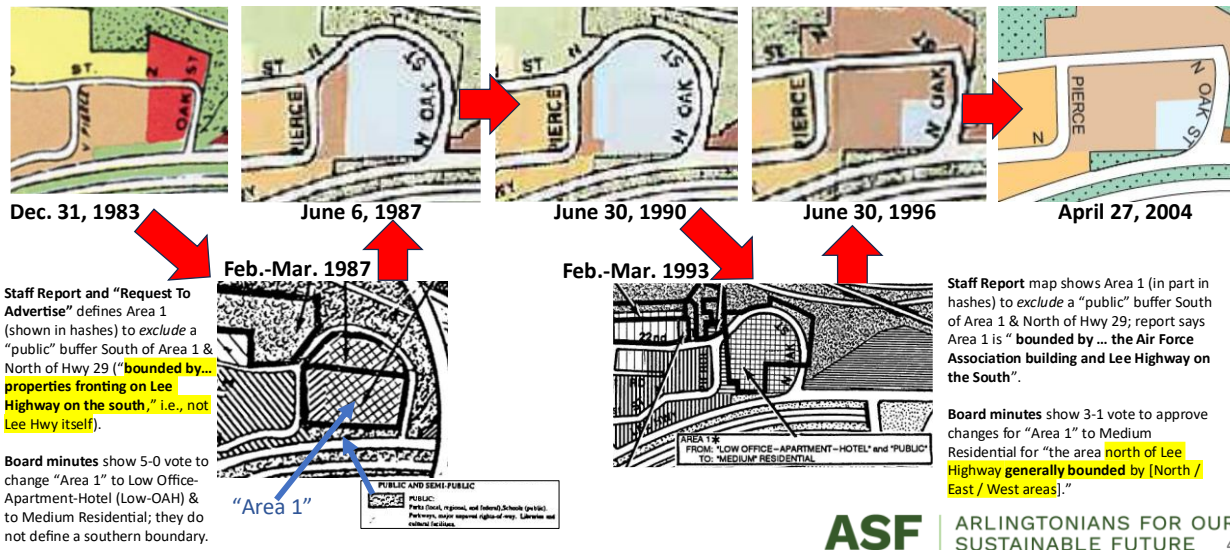
ASF met with CPHD on September 10 to explore the land use issue, and was told the entire parcel was GLUPped Low OAH in 1987.¹³ ASF accepts that the **upper half of the parcel became Low OAH in 1987, but not the public land use strip along then-Lee Highway** (now Langston). In 1993, the board changed the GLUP for Palisades Park redevelopment north/west of the Armed Forces Association (AFA) parcel, to medium-residential (brown on the GLUP map). But it also changed a portion of the land at present-day 1501 Langston to medium residential, up to the actual AFA building (see slides below.) This concurs with the county's own GLUP map and our map above. (NOTES: While there was no action to change land use in 2002 the Board approved new zoning for the entire AFA parcel; despite non-conformity with then-land use. The conservation easement was established in 2006 and did not affect GLUP status.)

Below are ASF slides that vividly illustrate how and when the county reshaped development/ entitlements in the larger area, including GLUP changes of 1987 and 1993 (the latter being key to staff assertions of mapping errors). **They are self-explanatory and should help the Board as it seeks to leverage best outcomes for this property and the community at large. (Slide 1 also in cover memo to the Board.)**



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.



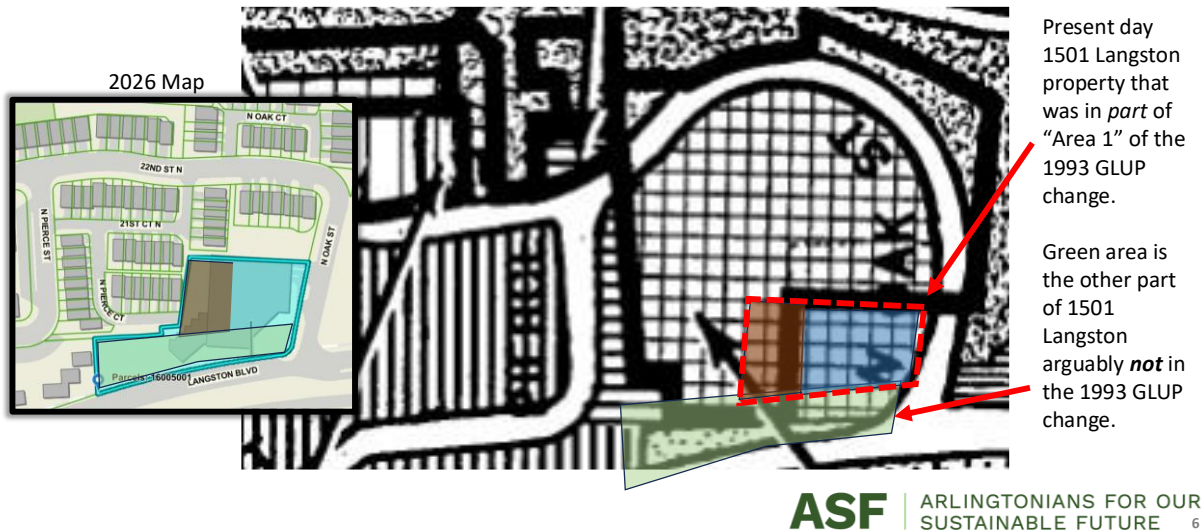
1987: "Public" Land Untouched; Others to Low-OAH

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)



1993: “Public” land unchanged (or, to *Medium Residential* in part or whole)

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



Land Use Amendment Needs to Come from Developer, Not Board’s Own Motion

ASF is asking the Board to defer the review of this major site plan amendment and to revisit the site’s GLUP designations. If that review determines the site has 3 land use designations that correspond to the current county GLUP map (i.e. there were no errors in mapping), ASF believes that the Board must withdraw its Request for Advertisement that was based on “the Board’s own motion.” In our view that key step improperly absolved the developer from important obligations.¹⁴

When the [County Board on July 21 agreed to pursue a GLUP change](#), it should have directed the County Manager/staff to begin negotiating based on the developer’s original letter of justification that accepted the 3 separate land uses. Instead, the Board used a procedure ASF had never seen: it presented and approved the advertisement **on its own motion**.

The County’s [General Land Use Plan \(GLUP\)](#), says:

“The General Land Use Plan may be amended through two processes: 1) as part of a long-range planning process for a designated area or 2) as a result of an individual request for a specific change.” P. 34.

Neither this booklet nor the county’s regulations for GLUP change indicate that the Board may change a GLUP “on its own motion,” and certainly no change as substantive as this. ASF has seen multiple GLUP changes in recent years, each triggered compensation pursuant to section [§15.5.8 of the Arlington County Zoning Ordinance](#), in recognition of the greater land use being awarded.¹⁵ None were done “on the Board’s own motion.” Yet staff assured the PC Chair September 9, “**we can’t ask the**

applicant to request this [GLUP change], those two [public and medium-residential designations] were never supposed to be on the map.”

ASF strongly objects to any Board approval of this project based on GLUP confusion as this peremptorily exempts Taicoon 1501 Langston Blvd. LLC from contributing critically important affordable housing. It’s worth noting that because the developer already had permissive density from earlier site plans, **the GLUP change was the ONLY METHOD to achieve potentially significant affordable housing community benefits. Unless we revisit this site plan effort and GLUP question, it will vanish.**

Assuming the Board Vacates the GLUP Amendment on its own Motion, a Renewed SPRC Should Discuss:

1. Advancing Affordable Housing Master Plan/Equity Goals

Arlington’s [Affordable Housing Master Plan](#) calls for expanding or preserving affordable housing opportunities; with the greatest need at levels below 80% of Area Median Income. **Importantly, a GLUP change under LBAP requires the developer to contribute affordable housing: 20% of the units gained by the change in land use must be affordable to those at 80% of AMI and 10% to affordable to those at 60% of AMI.** The SPRC and Board RTA for GLUP change for 1501 Langston were both flawed; ASF suggests a developer request for appropriate GLUP designation is appropriate and will help leverage more affordable housing. This is consistent with equity interests of Arlington for a site that delivers 88 “concierge” condos of \$2-\$4 million each, with others priced at \$1,000 ft². The kind of housing where HOA fees exceed the rent for a CAF!¹⁶

2. Advancing Comp and Langston Area Plan Goals to Add Public Space

ASF welcomes the developer providing tree canopy on the property greater than what’s required by Virginia. That said, ASF urges retaining the public land use at least on the 8,000 ft² conservation easement. Public land use comports better than Low O-A-H with the actual use of this small area. It also better reflects outcomes for LBAP goals and the county’s [Public Spaces Master plan](#) that aims to “acquire 30 acres more public land over the next ten years.” (p. 55)



ASF believes the easement serves the “public” good by preserving natural features, shade, and trees, and easing runoff near a steeply RPA. Finally, we note the developer in his [a new letter of justification](#) seems to be discussing actual public access with NVCT, clearly justifying such land use. ASF notes that reducing the area being re-GLUPped would impact affordable housing contributions, this must be part of a revived SPRC debate.

Endnotes

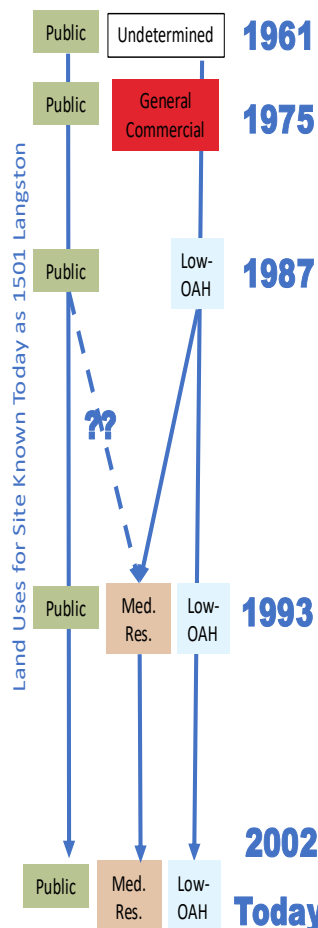
¹ Most residents are familiar with a site plan (also called 4.1 process) whereby the developer compensates the impact of “bonus density” he/she receives with offsetting “community benefits.” The “negotiation” of community benefits only occurs when the developer needs to increase the zoning allowances for more height and density pursuant to section 15.5.9 of Arlington County Zoning Ordinance (ACZO). *Because the 1501 Langston property is unusual compared to most site plans, because it can proceed with its existing zoning of C-O 1.5, it does not trigger any “community benefits.”*

Instead, it triggers standard site plan “4.1 deliverables” (ASF term) that allow the project to mesh with Arlington’s roads/utilities; these are not part of any negotiation of standard “community benefits.”

The project is also unusual in that it needs *a new land use designation, which determines the type of construction that can occur*. This must be done via an amendment of Arlington’s General Land Use Plan (GLUP), one of the elements of its Comprehensive Plan, and this must be done in accordance with noticing procedures outlined by the Commonwealth of Virginia and the County’s own codes/policies. Because the developer needs more intense land use, or up-GLUPping, Section 15.5.8.H of ACZO triggers contributions to Arlington’s affordable housing stock, among other possible “up-GLUP deliverables” (ASF term.) The up-GLUP deliverables should be open to community discussion.

² We provide below the most important element of that research, our findings based on reviews of Board Reports, Board Minutes, associated maps, and historical GLUP maps as noted. This slide supports ASF view that the existing, current GLUP at 1501 Langston is “Low Office-Apartment-Hotel or “Low O-A-H;” “medium residential;” and “public,” and consistent with the first letter of justification of the applicant, and contrary to assertions by staff that the property had only one land use – Low O-A-H – that conformed with the project as presented to the county.

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 Advise 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 Advise 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**”.
- 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.

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³ 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 within certain zoning districts. Site plans that entail special exceptions to the County’s land use and zoning policies are carefully reviewed by an interdepartmental staff team and the [Site Plan Review Committee](#) (SPRC) of the [Planning Commission](#) through a process that ensures proper analysis, public engagement, and compliance with applicable policies and ordinances. Ultimately, the process allows for site-specific flexibility in development form, use, and density, beyond what is otherwise permitted by-right.

⁴ “The area plan, or LBAP, did not change zoning or land use, but proposed *hypothetical* GLUP changes. Actual GLUP changes require negotiations AND a Site Plan Review Committee (SPRC) efforts. The Plan states: “To implement the Langston Boulevard vision. . . , several amendments to the GLUP Map and Booklet are therefore proposed with Plan adoption. . . . In addition to the GLUP Map and booklet amendments proposed with Plan adoption, amendments to land use designations are also appropriate. The Draft Langston Boulevard Plan recommends land uses and building heights that are inconsistent with existing GLUP designations on many sites located within the Core Area. Thus, **amendments for the Residential District, Mixed-Use District, and Activity Hubs would align the GLUP with Plan goals and policies. These amendments to GLUP designations may correspond with existing zoning district regulations for special exception development and would support rezoning requests to facilitate special exception private development applications. A future GLUP map indicates the amendments requested with Plan adoption, as noted above,**

as well as the appropriate GLUP designations that private property owners should request with applications for redevelopment.” LBAP p. 188-189.

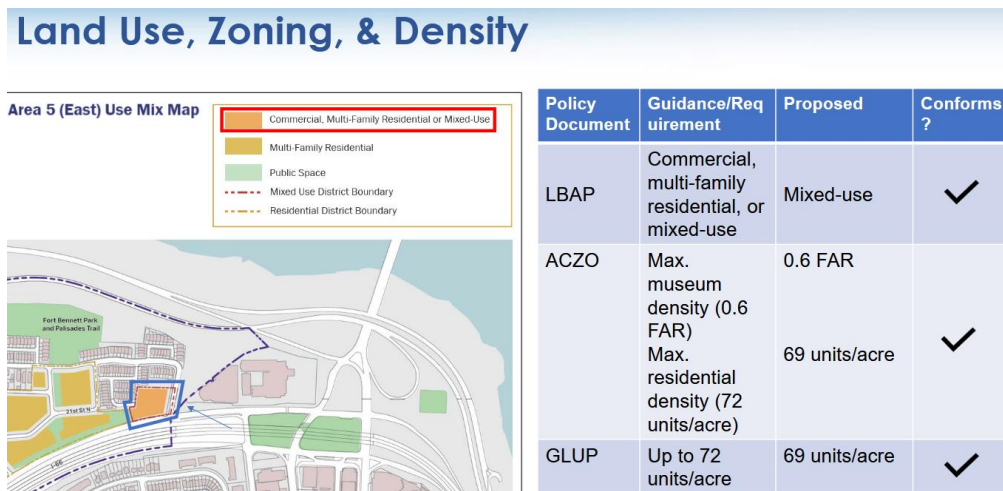
Staff slides through the end of the SPRC, and therefore SPRC discussion, never ventured into the realm of any GLUP change.

⁵ Confirmed per ASF (Bodine) and CPHD (Alfonso-Ahmad) conversation of September 10, 2026

⁶ ASF unfortunately disagrees with the highlighted portion of descriptions of this site’s land use as presented in the draft report being prepared for Board review of 1501 Langston: GLUP, Zoning, and Development History of 1501 Langston Boulevard Site • June 3, 1972: GLUP amendment from Undetermined to “General Commercial” for an area known as Area 5 or A-32 o Existing zoning district: C-2 • 1984: Air Force Association office building constructed by-right, under the C-2 zoning applicable at the time • **March 21, 1987: GLUP amendment from “General Commercial” to “Low-Office Apartment Hotel” (GP 187-86-2)** • May 18, 2002: Rezoning from C-2 to C-O-1.5, consistent with “Low” Office-Apartment Hotel GLUP designation and Site Plan approval to permit the existing Air Force Association building and a 4-story addition.

⁷ This was staff’s assertion in the first public engagement opportunity, an online presentation by CPHD, where staff showed the site GLUPped entirely at Low Office Apt. Hotel or Low O-A-H. They did so even while standing in front of a GLUP map showing 3 GLUPS, Low O-A-H, medium residential, and public.

⁸ This map was presented at the March SPRC meeting, it shows the project already has land use that is fully conforming to the proposed project. This means the site plan approval should NOT require any GLUP amendment, yet the Board voted to approve advertisement of a GLUP change in July 2026.



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⁹ Screenshot of page 4 of draft Board report for County Board Meeting Sept. 19, 2026, taken September 15

Existing General Land Use Plan (GLUP) Designation: "Low" Office-Apartment-Hotel, "Medium" Residential, and "Public"

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

¹⁰ Slide from County Staff Brief to County Board July 21, 2026 recommending GLUP change for entire parcel to Low-O-A-H (slide 2)

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.

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¹¹ County staff consistently maintained that the medium-residential and public land use designations shown on its own GLUP map were wrong, and due to administrative errors with mapping over past decades

¹² The Arlington Civic Federation agrees with ASF's conclusions on the GLUP status of these parcels as outlined in our slides; it also [expressed concern](#) and about the SPRC at the September 10 PC meeting. CivFed is calling on the county to clarify the GLUP before any Board consideration of this site plan and GLUP change.

¹³ More info about this site in [Washington Post article 1989](#)

¹⁴ The Board never explained its authority for moving this GLUP change "on its own motion." ASF has never seen such a move. P. 35 of the GLUP booklet allows corrections "by staff" of "minor errors." ASF does not concede any errors, as none are supported by our search of the documents. Even were we to concede errors, they were not MINOR because Board intent over the years was to maintain a green strip along then Lee Highway and the size of the "public" land area is quite large, over 30,000 ft². That is not a "minor error." Therefore, ASF cannot agree, if the Board view was it could amend the GLUP here "on its own motion."

¹⁵ Per Section 15.5.8.H of Arlington's Zoning Code: "Proposals for change of GLUP designation Site plan applications that include an application to change the GLUP designation of the site may be subject to an affordable housing requirement in addition to the above ADU requirement. *Such affordable housing requirements shall be addressed separately in the process of the County Board's consideration of the approval of the site plan.*" (Italics ASF's)

¹⁶ Google search Sept. 7 indicates monthly HOA at Turnberry Towers \$1,200-\$1,400, [while True Ground Housing Partners on September 7, 2026 cited a sample rent for "those earning 60% of the DC area's median income — nearly \\$70,000 a year — \[as\] \\$1,715 per month."](#)