

July 29, 2023

ASF SUPPORTS SENSIBLE DEVELOPMENT ON LANGSTON BOULEVARD

ASF support for a Sensible PLB

ASF disagrees with much of the current (and past) drafts for Plan Langston Boulevard (PLB). We disagree, not only with the lack of analysis of consequences and feasibility studies, but also with the County Staff's forced vision for changing a national highway, a VDOT primary evacuation route, and one of Arlington's main arteries into a so-called "Main Street." ASF supports a sensible PLB.

To achieve a sensible PLB, ASF supports:

- Zoning changes for modest development at five select nodes — up to 5 stories, reduction of impermeable parking lots, retained access to parking, mini parks, and "Human Scale." Convene a new panel of independent architects to develop guidelines for these nodes.
- Nodes located at the five PLB "Mixed Use Hubs" as currently defined.
- Enhanced recreational and business activity at these nodes by blending local neighborhoods with expanded access via walk/bike lanes off Langston Blvd — not by reducing and narrowing lanes on Langston.
- Selectively enhancing streetscape visually and for pedestrian crossing along Langston Blvd.

To improve the current radical proposed PLB, the County should:

- Reject a corridor-long vision of urban uber-densification that favors major developers and niche bicycling interests over a simpler, "modernized" highway.
- Avoid urban heat sinks, "canyonization" and traffic congestion from major densification exacerbated by PLB's reduced and narrowed traffic lanes.
- Substitute meaningful, effective affordable housing initiatives for PLB's density giveaway that leaves the public with minimal bargaining power and falls decades short of targets.

ASF advocates:

As a fundamental starting point for any change, the county should: Prepare long-term forecasts under current zoning versus proposed changes to assess the potential fiscal, environmental, and demographic impacts. Specifically, it should conduct realistic long-term stormwater analysis and post-covid economic, infrastructure and traffic analyses before adopting a radical vision.

