

[Actual proposed density is *much higher*]

↓ Lee Heights Shops

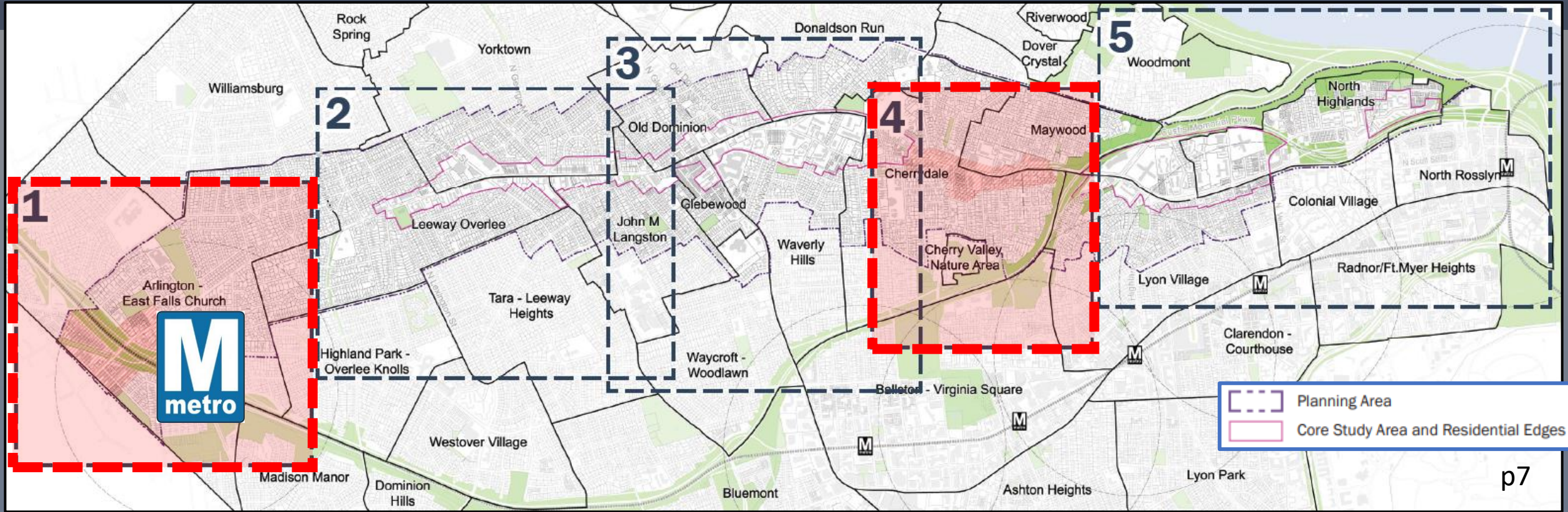
In Area 3, many parcels have sufficient depth for . . . transitions to the low-density residential edges... generally north of 20th Rd. N., bet. N. Glebe Rd. and N. Woodstock St. and north of Cherry Hill Rd., east of N. Woodstock St.

Langston Blvd.
"Green Main Street"

Glebe Rd.

The Big Picture –
5 Mile Corridor
North Highlands to East Falls Church

Rebranding Langston Boulevard (except the 40% left out)



p7

“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).

40 year plan w/New Land Use

Density Centers on 7
“Mixed Use” Nodes – 2
near ODCA: Langston
Brown and Glebe @ 5-10
Stories

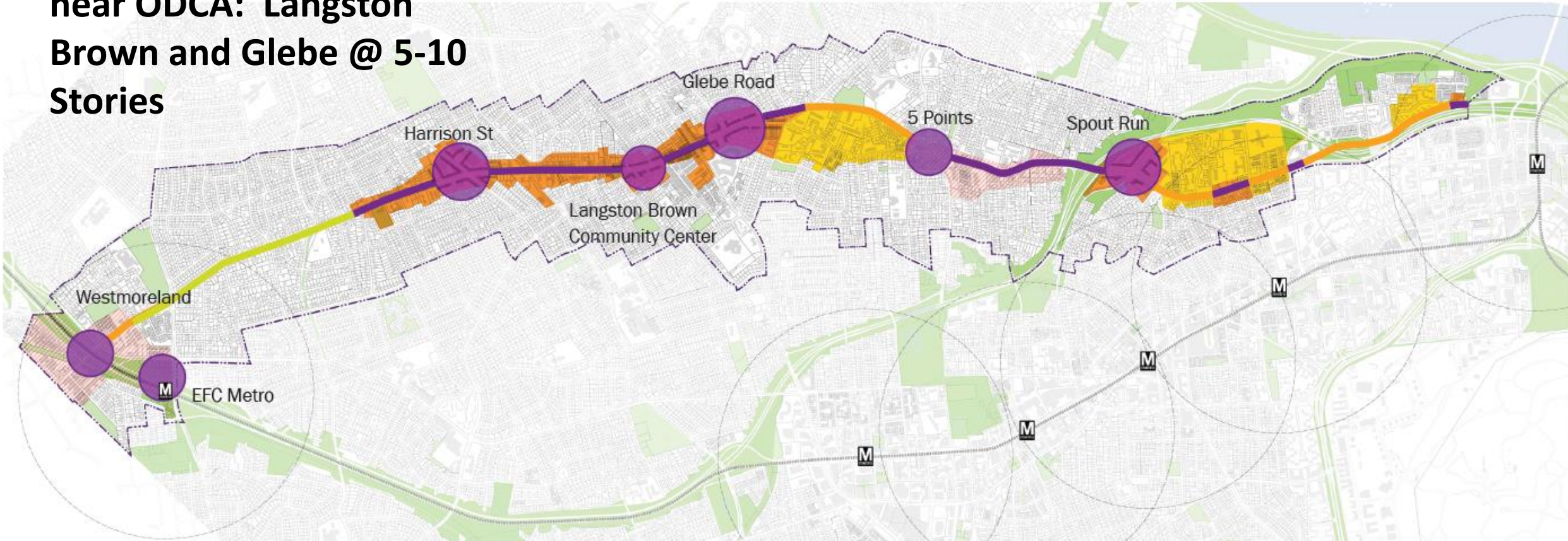
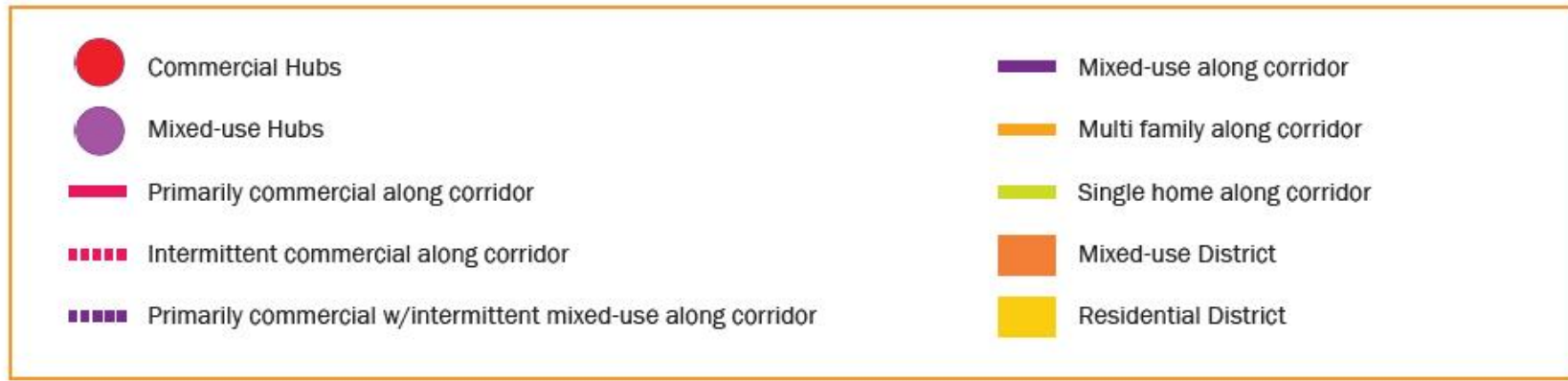
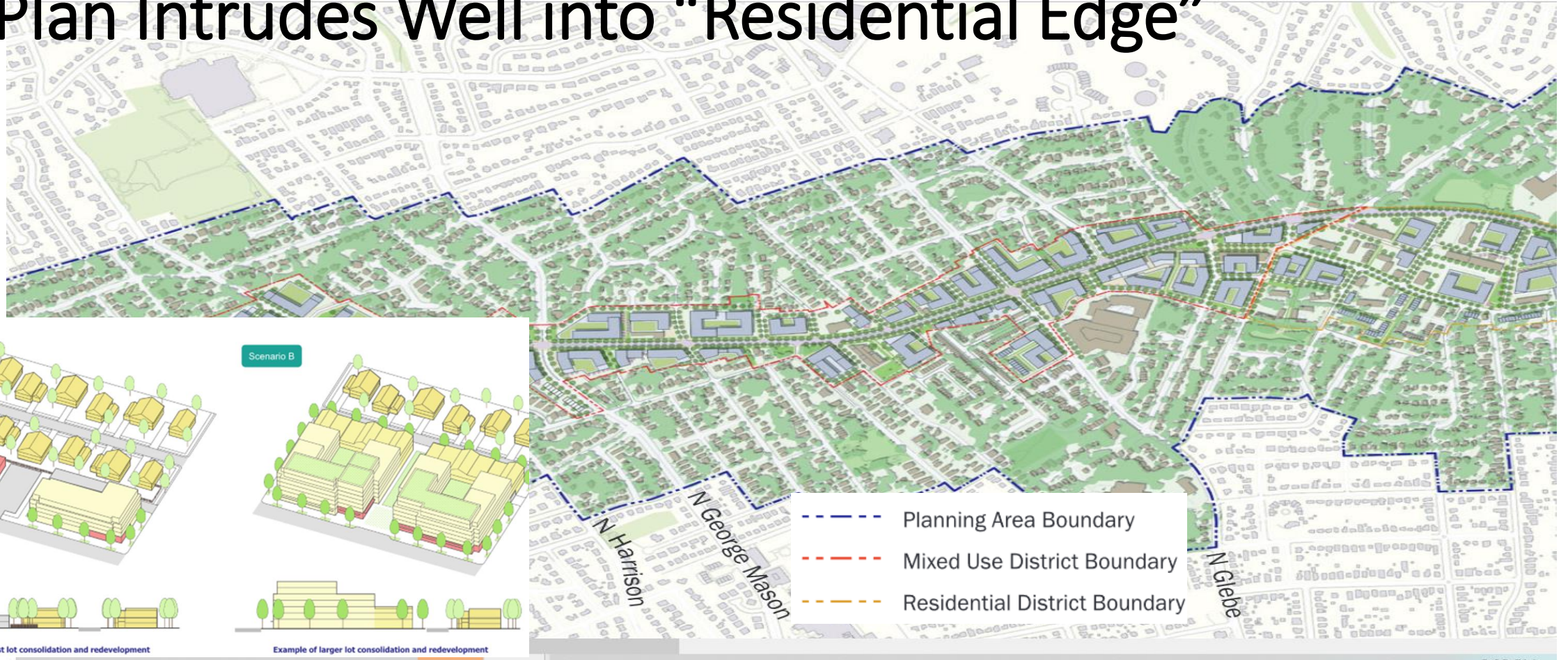


Figure 3.02: Future land use pattern along the corridor

What Does It Mean for ODCA?

Plan Intrudes Well into “Residential Edge”



“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)

Old Dominion “Nodes” and Mixed Use (Blue) Land Use

Do you live @ 23rd
and Glebe?

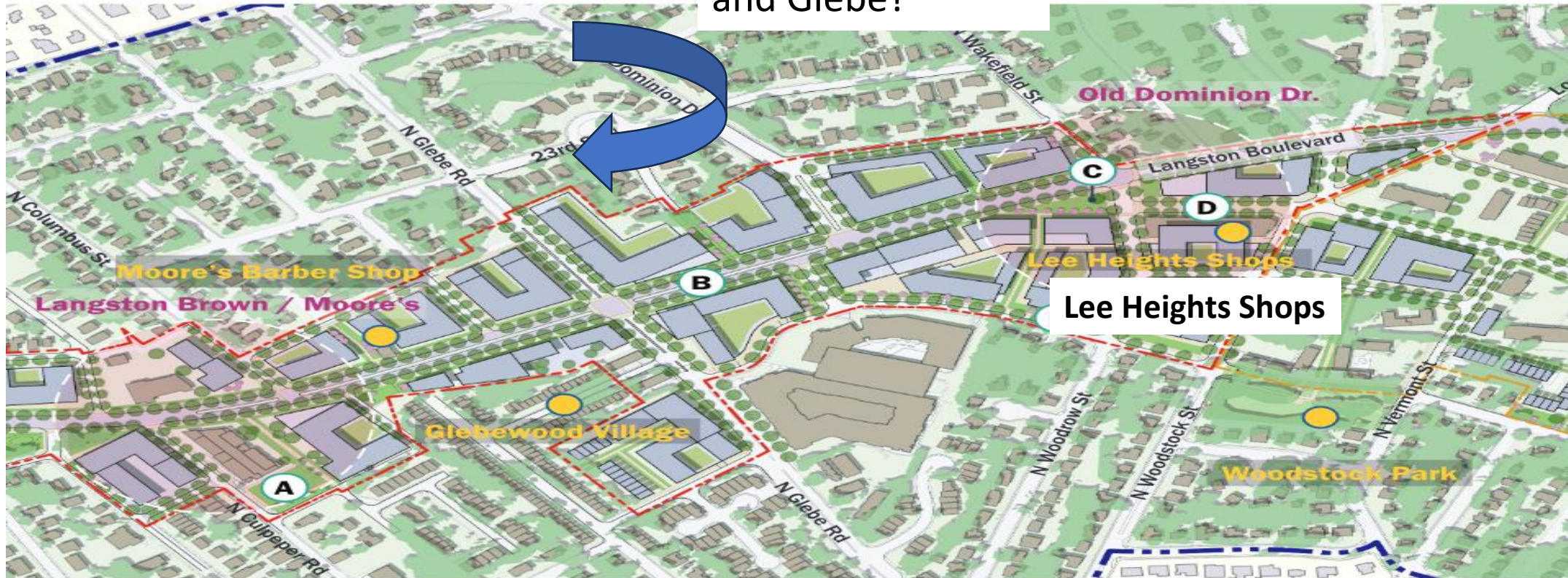


Figure 2.07:

<https://www.arlingtonva.us/files/sharedassets/public/v/1/projects/documents/plan-langston-blvd/draft-langston-boulevard-area-plan-for-rta.pdf> p. 37

Langston-Glebe 2021 Model: 10 Story "Main Street"?

- Option A (no longer in play) shows "less dense" option
- Bottom shows 10 stories, huge mass, shading of adjacent property, dwarfed trees, soulless urbanism



Understanding Zoning, Height, Density Before and After the Plan

What can be built *now?*

Higher density *already OK*

Why Is By-Right Zoning Not Enough?

“by-right” now
Can be built without Board OK





Bonus density – this is the element eligible for “community benefits”

**PLB's
density
giveaway at
Lyon Village**

With zoning
change from
CO-2 to C-O-A
up to 5.0 FAR

County
obscures
value of
density
ceded

**Density allowed now
with current zoning**

What are the Community Benefits We are Getting
in Exchange for Much Higher Density?

It this Plan a Good Deal?

Does it Meet County Goals?

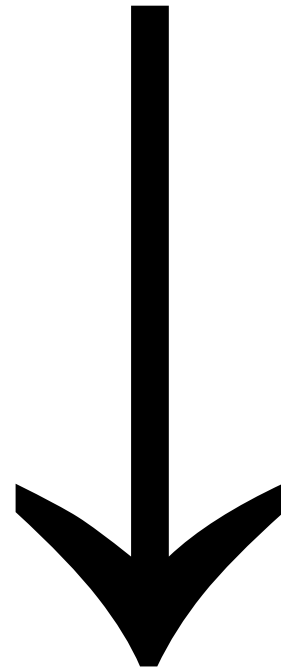
Does it Prevent Gentrification?

Does it Fully Address Stormwater?

Are VDOT/FEMA on Board with Transit Updates?

Density *premised on* meeting Affordable Housing Goals – but County data shows proposed Langston Area Plan will reduce by...

40%



**ratio of
affordable
housing units**

**for areas (2, 3, 5);
and 24% reduction in PLB area.**

“one of Arlington’s main...arterial roadways”^{p14} *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)

<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 (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).

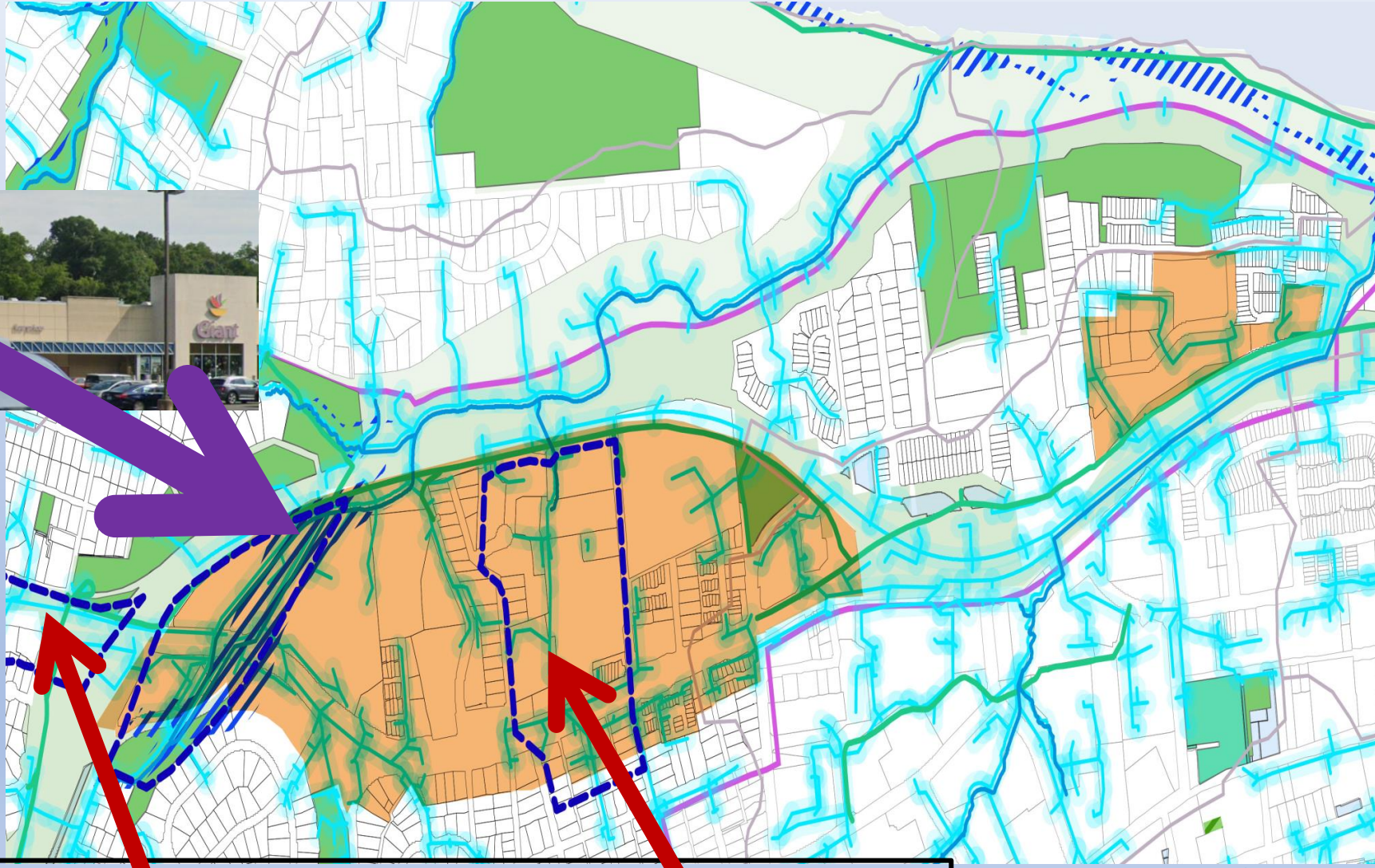
Flooding fix unclear; ignores parts; defers others

- **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

Public spaces – We Still Need to add 4-5 acres of County-Owned Area



- New spaces in PLB will be solely privately owned, mostly small hardscaped NOT green or pervious;
- 6.3 acres of new space is not enough for 15,000 new residents. **ASF recommends the County buy 4-5 acres for recreation and county-owned space to meet key needs;**
- **ASF is seeking more info on the 35% tree canopy in the core area and new steps to secure 40% or more in residential area and guarantees these goals will be met**

Process:

Truth in Advertising
Lame Duck Board

Final Plan Involves Major Changes Not Briefed
to the Public

PLB "vision" 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



ASF reality check:
15+ stories!

1-lane Spout Run

p42



Existing condition



Existing condition



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

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Density: Columbia Pike Plan v. Reality

Towers loom over neighborhoods; reduced parking.

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



Plan: Langston Blvd



County's view of a block-long
10-story building at the Lee
Heights Shops

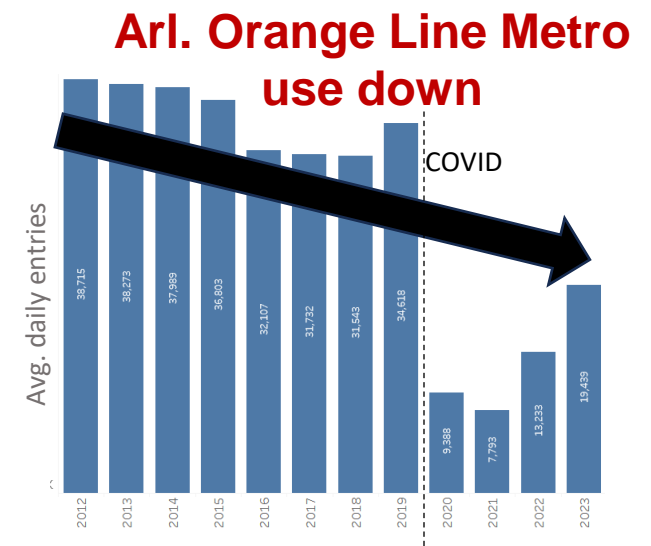
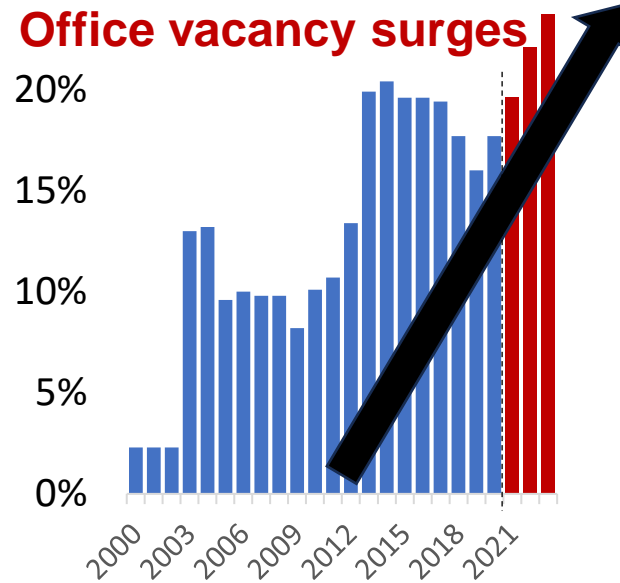
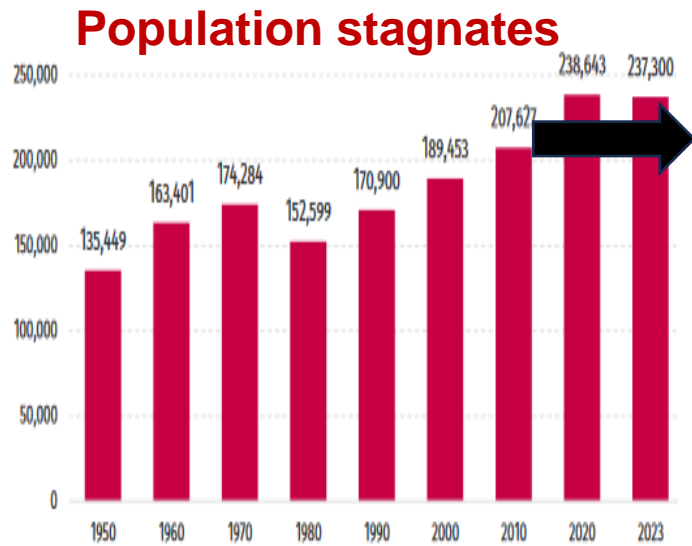
The “Main Street” YOU see?

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



Process: More Urgent Challenges Affect Housing / Transit Countywide

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)

Process - Last Minute Changes – Commissions Left Out – Lame Duck Board

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

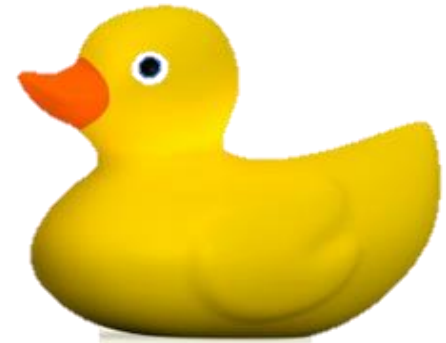


Commissions were briefed on draft plan only

2 lame duck board members will determine 40-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!



What Next? What Can You Do?

- Speak to County Commissions Now through Oct 30 ([ASF Events Page](#))
 - **Planning Commission – Oct 30 (register to speak)**
 - **County Board Final Vote – November 11, 2023 (register to speak starting Nov 4)**
 - 2024 – changes to land use and zoning
 - Next 40 years: VDOT studies, demolitions, road closures, traffic, lot consolidation, possible eminent domain and loss of single family inventory, exhausting rounds of site planning (engagement via ODCA)
- NOTE: [Chamber of Commerce letter](#) advocates for immediate zoning and land use changes, Civic Associations must get up to speed on the iceberg!

ASF asks the County to:

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