



Sept 23, 2021, Plan Langston Blvd – Concepts and
Challenges

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ARLINGTON POPULATION & EMPLOYMENT FORECASTS

Forecasts
BEFORE
Amazon
Announcement

Forecast Round 9.1

Arlington County, VA

Plan Lee Highway,
Missing Middle,
Crystal City,
Courthouse
Clarendon Plans
Add to Baseline

Population

	2015	2020	2025	2030	2035	2040	2045
Housing Units	110,468	119,035	125,121	131,676	137,678	143,010	148,972
Households	103,761	112,046	117,866	123,857	129,768	135,599	141,843
Group Quarters	3,183	3,283	3,283	3,283	3,283	3,283	3,283
Household Population	217,730	235,012	246,179	258,509	271,280	284,280	297,884
Total Population	220,913	238,295	249,462	261,792	274,563	287,563	301,167

COUNTY BUDGET OUTLOOK GRIM – Large Increases in Future Tax Bills Expected

- Arlington Analytics forecasts taxes will increase faster than inflation through 2031, driven mostly by school enrollment growth.
<https://arlington-analytics.com/papers/FiscalPaper202103.pdf>
- There is a long-term structural deficit built into Arlington County government's operating budget.
- These tax increases will disproportionately drive out of Arlington the most vulnerable, diverse residents.
- COVID-19 may have transformational impacts on the County budget.
- **Is this the time for sweeping up-zoning that widens the fiscal gap further?**

County Contract with TischlerBise (TBise)

- TBise a highly-respected municipal project analysis firm
- After years of advocacy by ASF et al, county awarded a contract in March
 - Grants TBise access to detailed historical data on increased revenue and costs for major project(s)
 - Serves as a baseline for further analysis including several “prototype” projects
 - Future discussion required as to which project(s) to be assessed
 - Project(s) chosen will be closely held within County attorney office

ASF will press the County to develop and apply the TBise tools for use prior to any major changes in GLUPs (e.g. Plan Langston Blvd.) or zoning (e.g. upzoning for Missing Middle)

County Sees Record Flooding

Arlington is 45% impervious surfaces; development adds Pentagon-sized paved surface every 3-4 years.

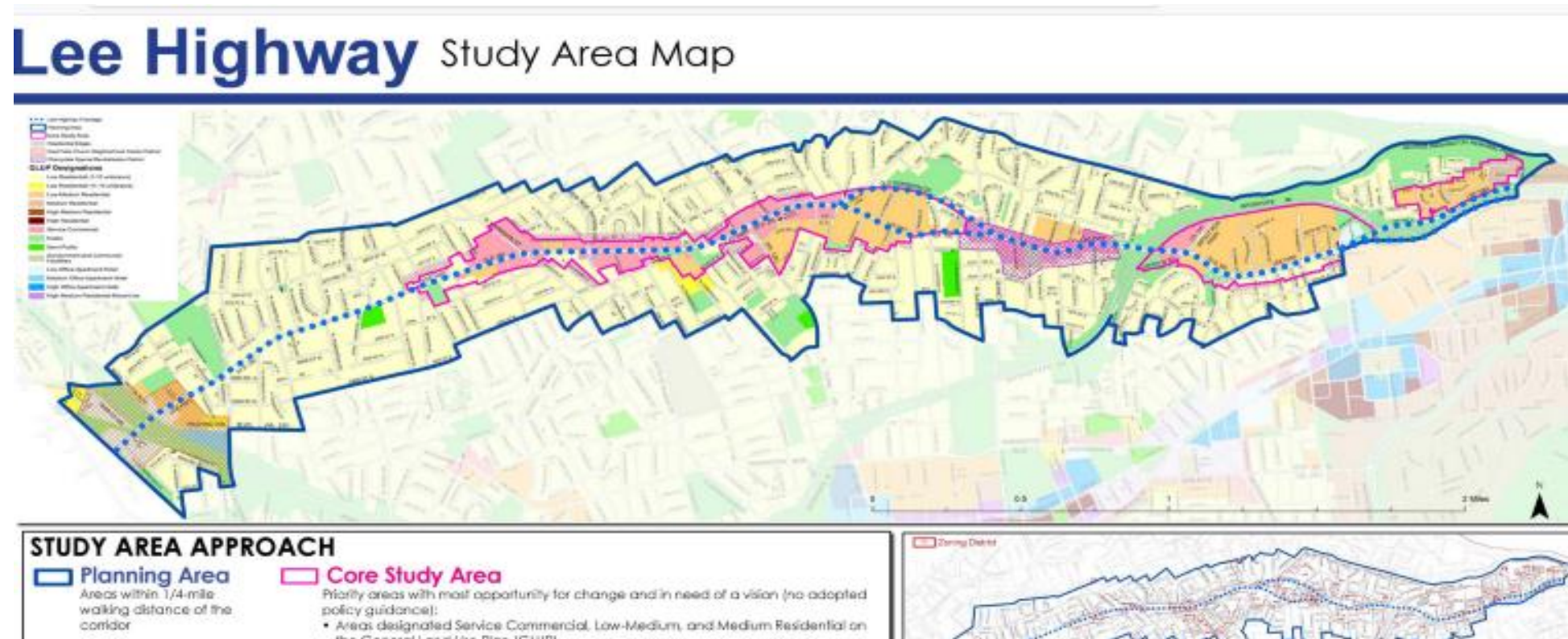
Engineering solutions are expensive

Countywide, we are seeing more frequent and damaging storms, just last week Columbia Pike made national news

Climate change increases vulnerability to flooding and heat island effect; development triggers both



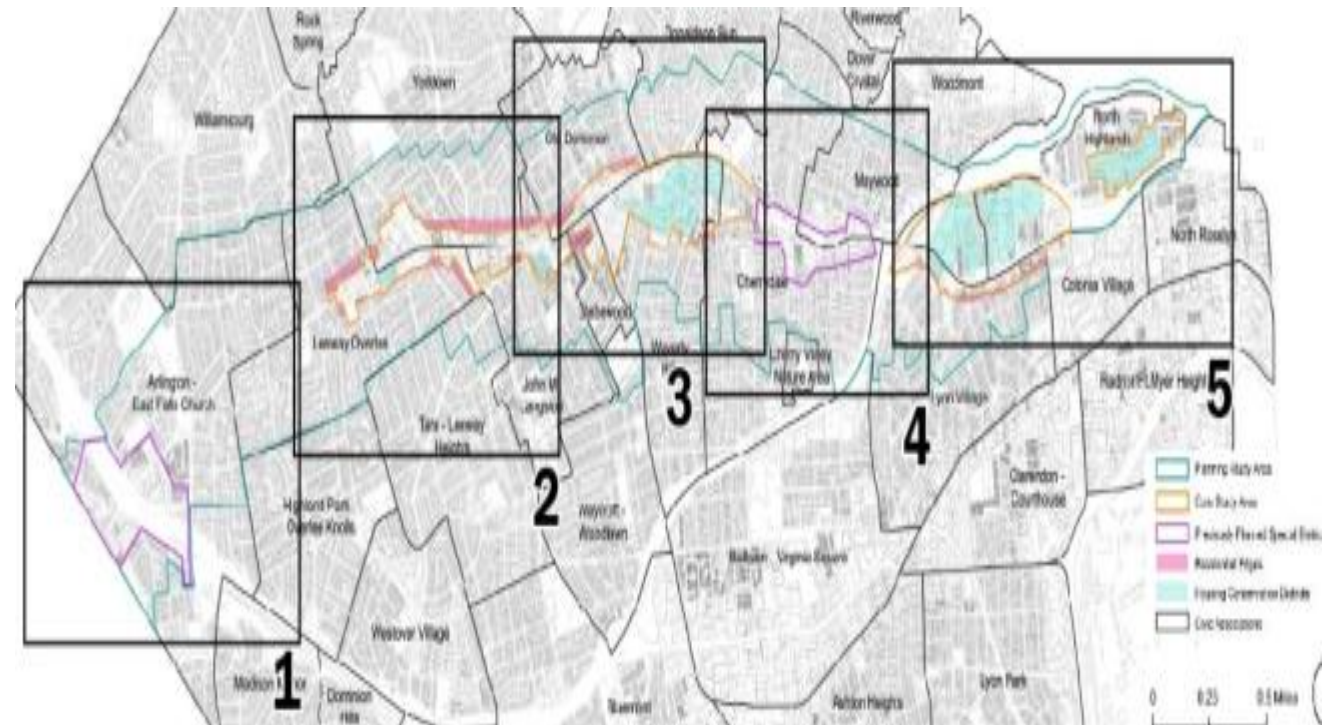
Plan Langston Blvd - 5.8 mile Study Area – 40 Year Development Timeline



Rebranding the Boulevard

Areas 1-5

- Each area has its own plan/name:
Area 1 and 5 “Transit-Oriented Mixed Use District/Neighborhoods”
- Area 2, 3, 4 – “Main Street West, Central and East” respectively
- Key intersections at Kirkwood, Glebe, Harrison are densest nodes
- Requires new general land use plan (GLUP), signaling up-zoning that is **VERY** unlikely to be reversed
- Advocates ignore significant by-right density still allowed
- Higher yields incentivize teardowns of single-family and affordable rentals mostly in N. Highlands and Waverly Hills. New affordables will replace only a fraction of the 1300 MARKS we may lose



Area 1
Arlington - East Falls Church

Area 2
John M. Langston
Yorktown
Tara Leeway Heights
Leeway Overlea

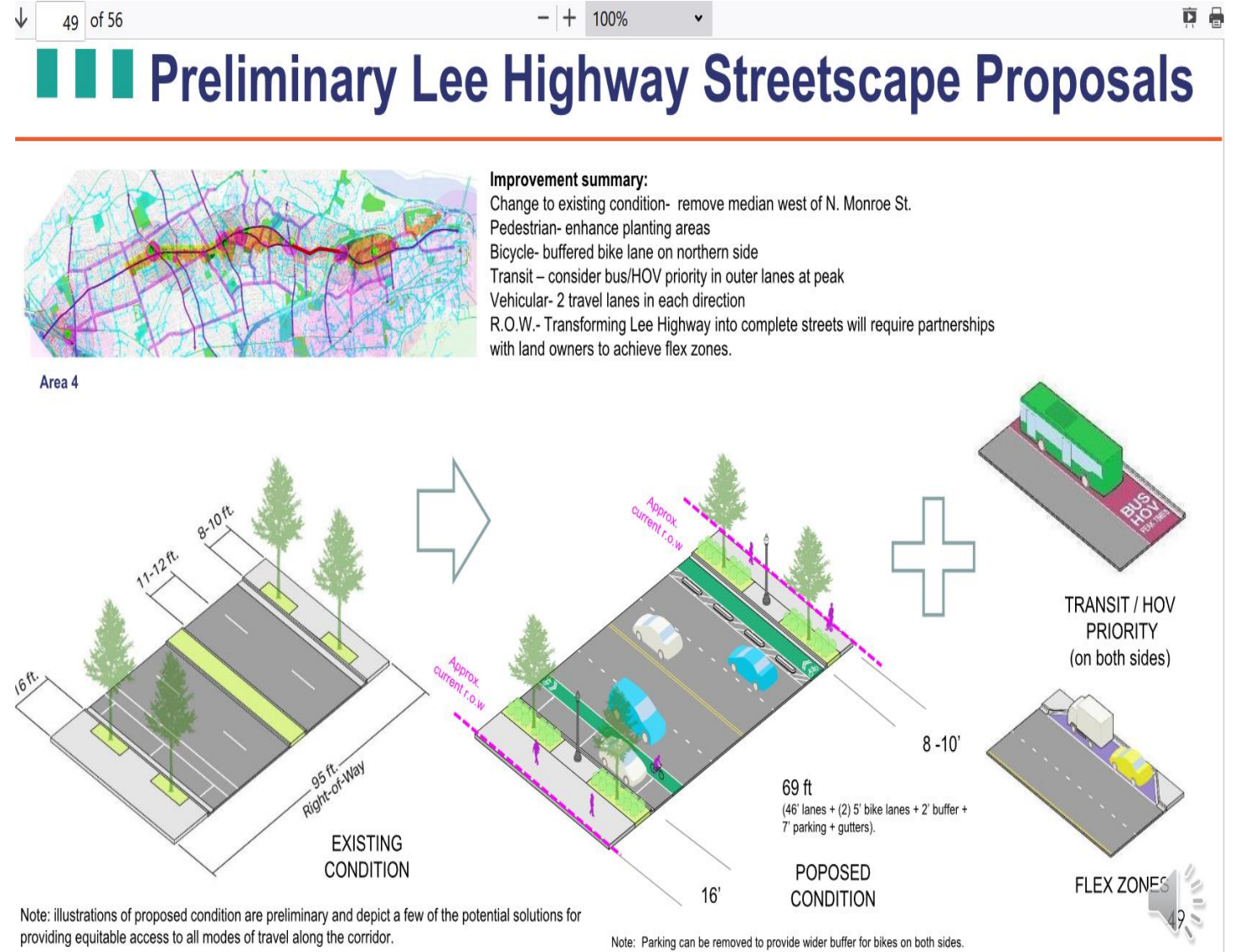
Area 3
Waverly Hills
Donaldson Run
Old Dominion
Glebeview
Wyncroft Woodlawn

Area 4
Cherrydale
Maywood

Area 5
North Highlands
Lyon Village

It's More Walkable, It's More Bikeable, but It's Still a Car Corridor

- Total right of way now 90 feet, this widens it to 95, but does not add new travel lanes. Will the corridor be able to handle added traffic, esp if it is only 2 lanes, one devoted to HOV during rush hour?
- Widening the roadway for bikes/median will require right of way concessions. Or eminent domain, which is also part of equation for new “arterials” through neighborhoods (name some of the new arterials)
- What are impacts and costs of purchase right of way, upgrading all utilities, landscaping, and storm drains?
- What VDOT/Federal studies are needed?
- New roads will require eminent domain in several neighborhoods



Current Problem and Fixes

NOW - Highly impervious commercial properties contribute significant run-off into Windy Run, Donaldson Run, Lubber Run and Spout Run watersheds.

Waverly Hills, Waycroft Woodlawn and Cherrydale neighborhoods face biggest flood threat as they receive most run-off from core area

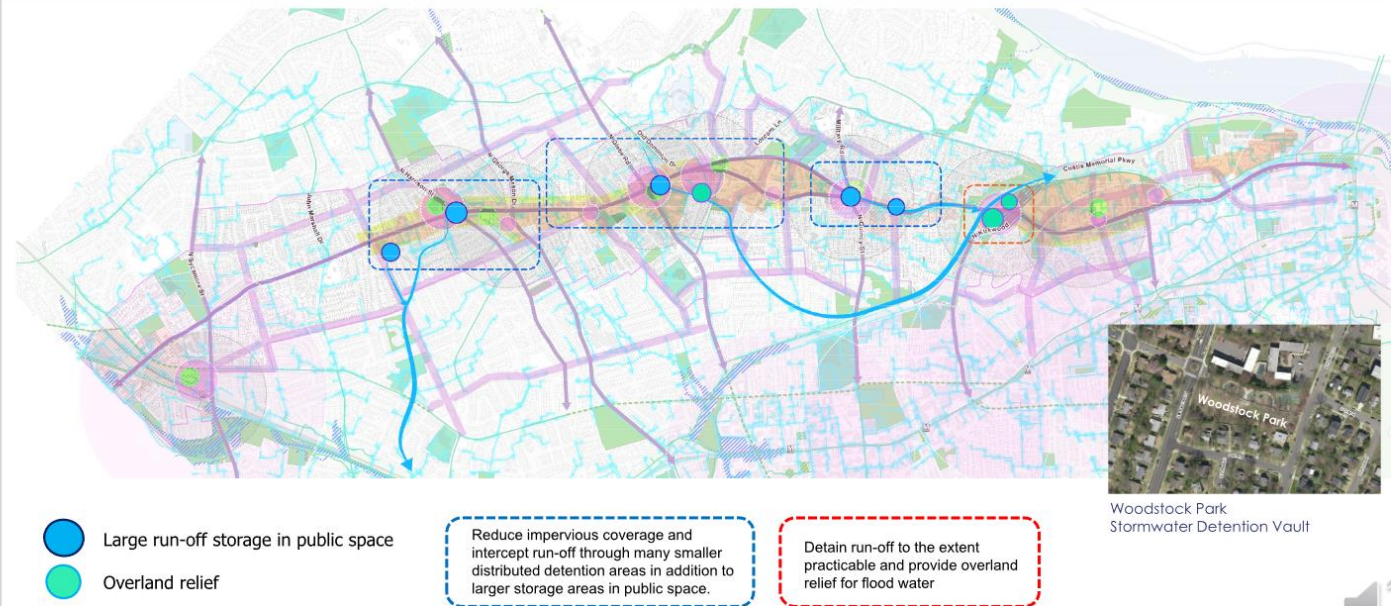
FIXES – Woodstock Park large detention vault, 4 other underground storage structures, 3 aboveground solutions, removal of impervious surface, use of pervious pavers, green roofs

QUESTIONS – Do the fixes only solve current flooding or also effects of new development and climate change on top of existing deficits? Will the county fund it or trade density for site plan amendments?

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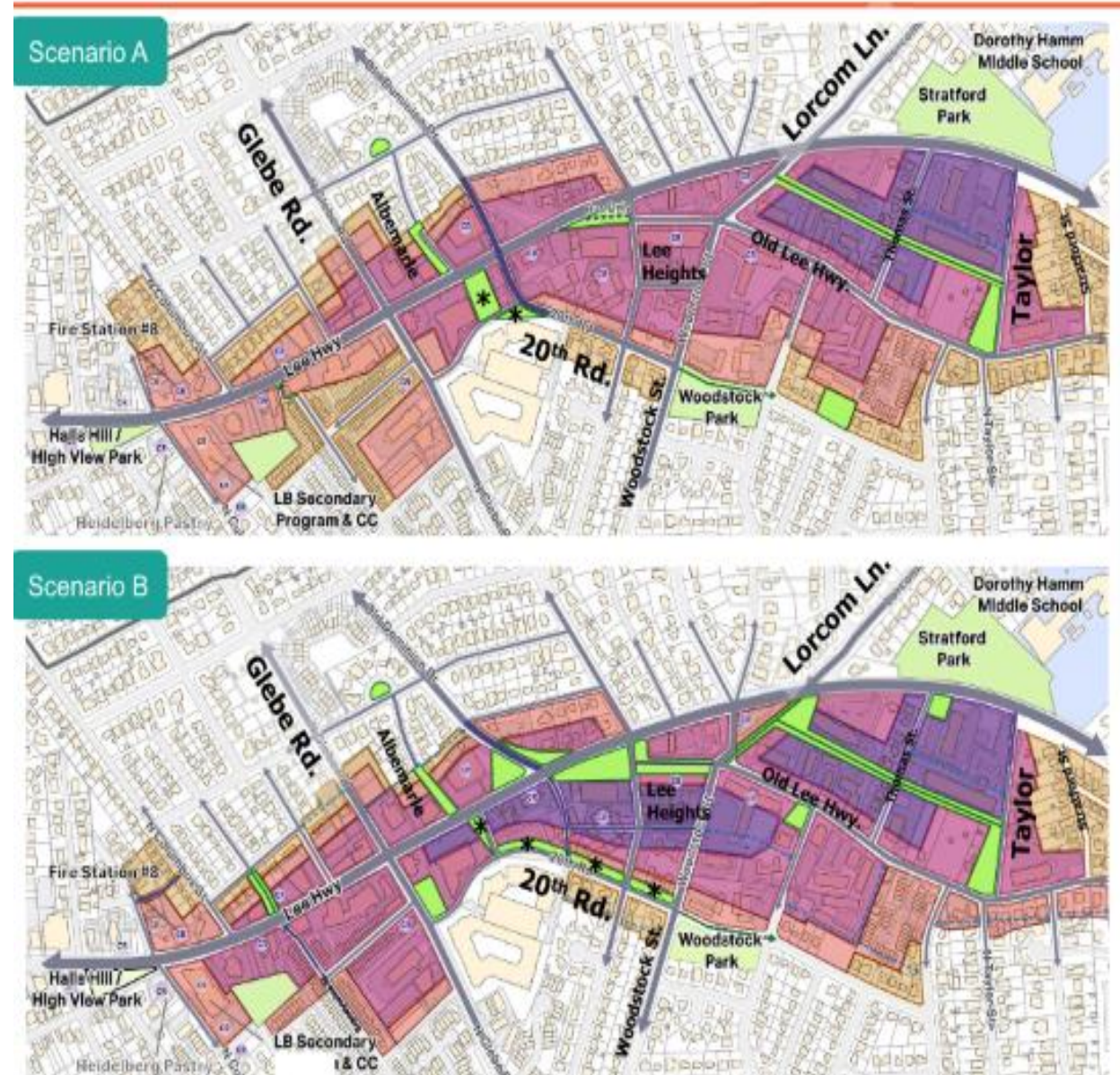
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Stormwater Management Concepts



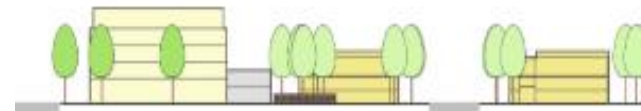
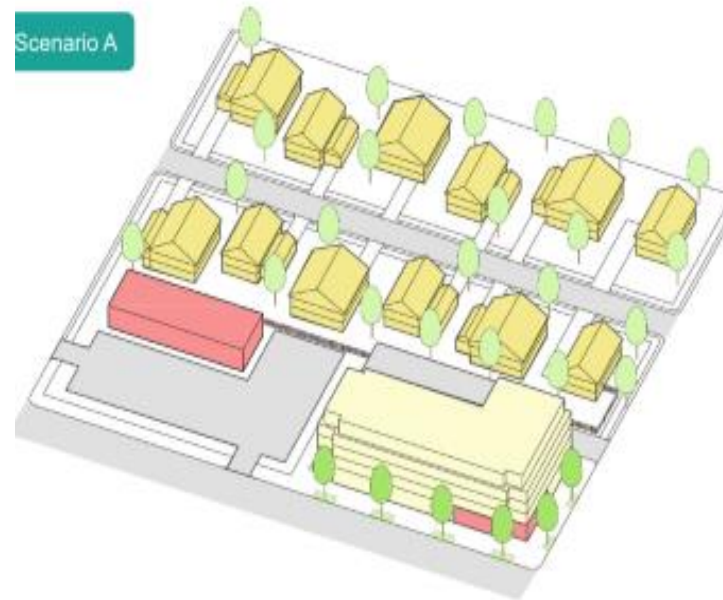
Tall Buildings at Nodes and Beyond

- Graph shows Area 3-4 centered on Lee Heights. Lightest shade envisions 4 stories, west of Woodstock Park;
- Both scenarios progress to 10-story bldg. (purple) north of L. Blvd, and 7 stories (pink) at Lee Heights;
- Area 1 – Spout Run Shopping Center, has buildings as much as 15 stories
- Original plans centered tall structures at 3 key intersections, now density runs length of the road

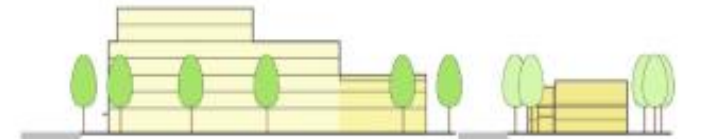
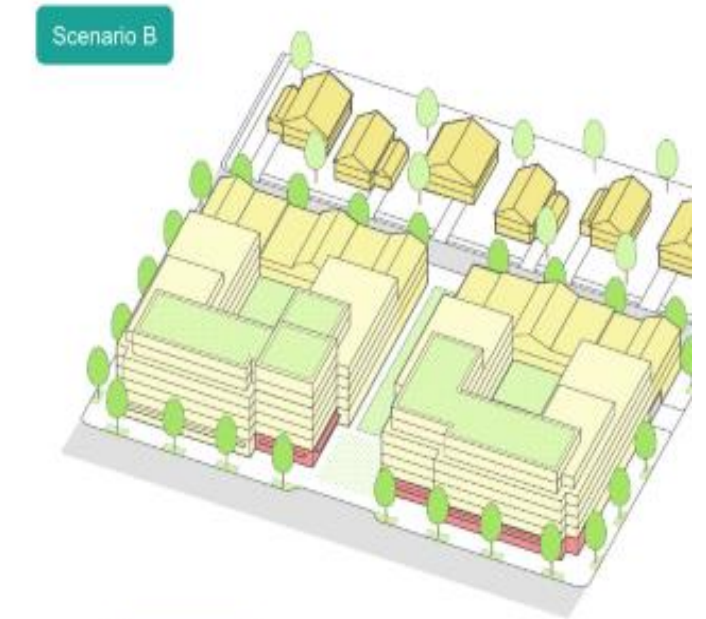


Monopoly Modeling in Your Neighborhood

- Here is Area 2. Both scenarios add major density, school seats, traffic and leave less green space
- Looking at expanse of the Boulevard, we may expect 10-12k new residents, the current population of Falls Church
- MUST WE PICK SARDINE MODELS? Arlington already has 8,560 residents/mi² mile, vs. 4,775 for Maryland areas inside the Beltway and 4,449 for Fairfax County inside the Beltway



Example of modest lot consolidation and redevelopment



Example of larger lot consolidation and redevelopment

Langston-Glebe “Node”: Your Vision of Main Street?

Top shows less dense option,
much denser than now

Bottom shows ten stories,
unrelieved massing, shading of
adjacent property, dwarfed
trees, soulless urbanism

Missing middle will replace
single family homes along
transition strips into
neighborhoods

County likely sees this density
modeling as future of Glebe,
George Mason



Ask Arlington County to Define PLB Costs and Benefits Before New GLUP

- Release all existing long-term **operating budget forecasts**;
- Prepare PLB forecasts comparing current **(by-right)** zoning with **up-GLUP-ping/up-zoning envisioned for scenarios A and B of PLB**:
 1. Long-term operating budget;
 2. Long-term environmental impact;
 3. Long-term household income by quintiles

Questions? asf.virginia@gmail.com

Website: www.asf-virginia.org

Plan Langston Boulevard page <https://www.asf-virginia.org/plan-langston-blvd>