

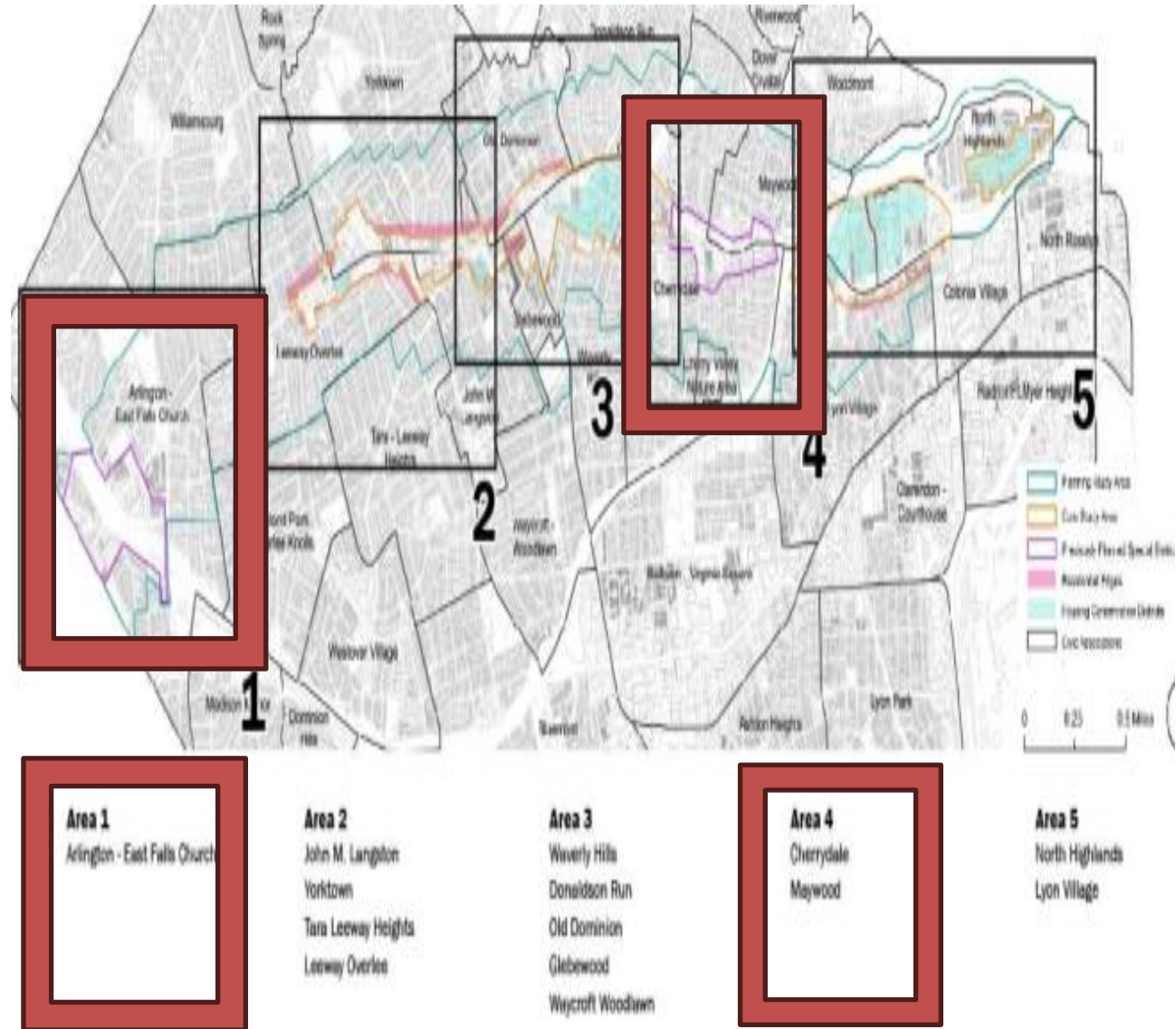
Plan Langston Boulevard Preliminary Concept Plan – Aug 2022



Central Library - June 12, 2023

Rebranding with Plan Langston Boulevard - Areas 2, 3, 5

- **2022 PCP covers only areas 2, 3, and 5;** areas Areas 1 & 4 (EFC, Cherrydale) will follow. But all Arlington gets fiscal impact; N. Arlington slammed re parks/rec, schools, traffic, stormwater, affordable housing.
- **Draft plan imminent,** but lame duck Board may vote by September.
- 40 Year timeline, defers to private sector making plans (and thus uncertain, ill-coordinated).
- Highest density at Kirkwood, Glebe, Harrison.
- Spurs loss of low cost housing in N. Highlands and Waverly Hills. Added AH disproportionate to overall housing growth; existing tenants will be displaced.
- Local retail displaced.



PLB Must Address New Circumstances and Comp Plan

Study began 2016, adds housing and retail but ignores:

- work from home trend;
- population downturn (tho PLB reports “great pressure to develop more than what is currently permitted by-right)'
- 23% commercial vacancy rate (why not convert empty offices as 1st priority?)
- poor investment climate and high interest rates with major projects on hold (Pen Place, Key Bridge Marriott, Artis Senior Living, Amazon Fresh/Col. Pike).

County on mad dash to add residents:

- 2018 agreed to add 63,000 new residents with current zoning;
- 2022 added 12,000 via Pentagon City Sector Plan update;
- 2023 added 6 x density in all single family neighborhoods;
- Other than growth goal, county ignores remaining COMP PLAN GOALS – energy, tree canopy, stormwater, infrastructure, AND BUDGET!



Area 2 Langston Boulevard Transformation

This image conveys the anticipated change in streetscape character, emphasizing ample protected space for pedestrians, cyclists and access to enhanced transit service. It also conveys possible ways of integrating historic architecture into a modern landscape. Ground floors will have a pedestrian orientation, close to the street, with engaging facades and activated uses. The Moore's Barber Shop building can be preserved with surrounding space available for new development. A new pedestrian path and outdoor plaza can bolster this activity node, support Langston Boulevard businesses, and bring more people to the area with added connectivity.



Area 3 Langston Boulevard Transformation

The following image conveys the anticipated change in streetscape character, emphasizing ample protected space for pedestrians, bicyclists and access to enhanced transit service. Ground floors will have a pedestrian orientation, close to the street, with engaging facades and activated uses. West of N. Woodrow Street, the center median would be removed and the space converted to make room on both sides of the right-of-way for wider sidewalks, street trees and/or other landscaping, and protected bicycle lanes.



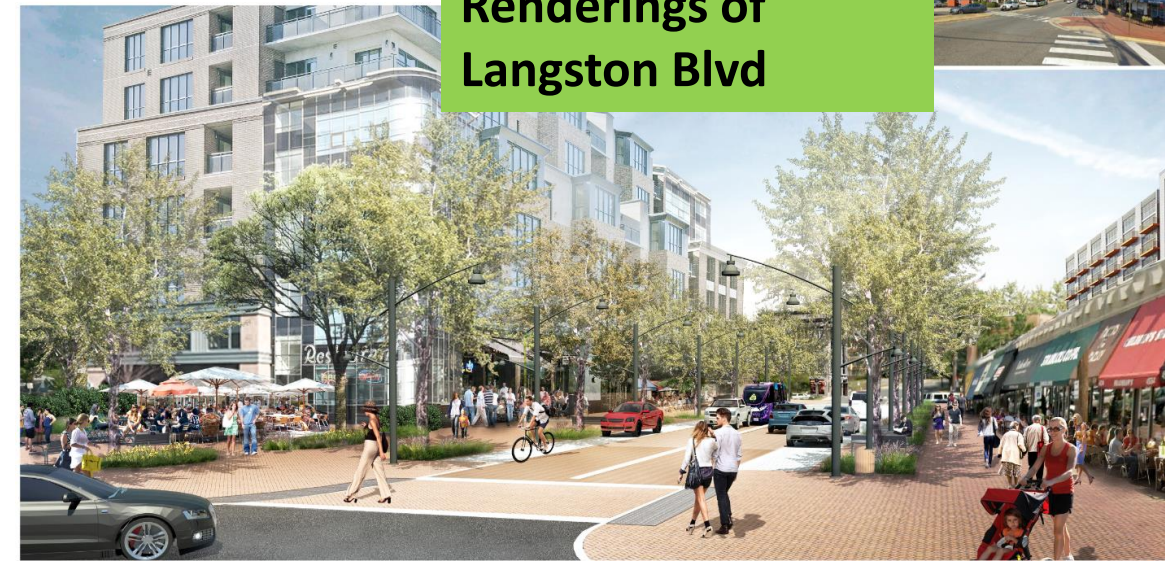
Area 5 Langston Boulevard Transformation

This image conveys the anticipated change in streetscape character, emphasizing ample protected space for pedestrians, bicyclists, and access to enhanced transit service. Ground floors will have a strong pedestrian orientation, close to the street, with engaging facades and activated uses. The streetscape along Spout Run Parkway can incorporate biophilic design elements and space for overland relief.



Area 3 Streetscape Enhancements

Artist's depiction of Cherry Hill Road north of the Lee Heights Shops



**Idealized
Renderings of
Langston Blvd**



The Reality of Density – Columbia Pike Model

Looming Towers Sans Parks, Uninviting Sidewalks, No People, Relentless Brown Massing



Land Use GLUP / Zoning

- County claimed “no zoning change,” now says this will come later – community can’t keep up w/various planning elements;
- [ACZO 15.5.9](#) gives Board power to raise height during site plans; we need firm cap SET NOW.
- Advocates ignore that significant by-right density still allowed;
- Plan relies on major unknown of lot consolidation, where “roughly half the parcels along Langston are < 90’ deep, challenging for “myriad improvements contemplated” (p. 40)
- County relies on fear vs. data: “limited building heights may reduce consolidations, which may result in areas . . . with no improvements and traffic conditions may not improve.” (p. 19.)

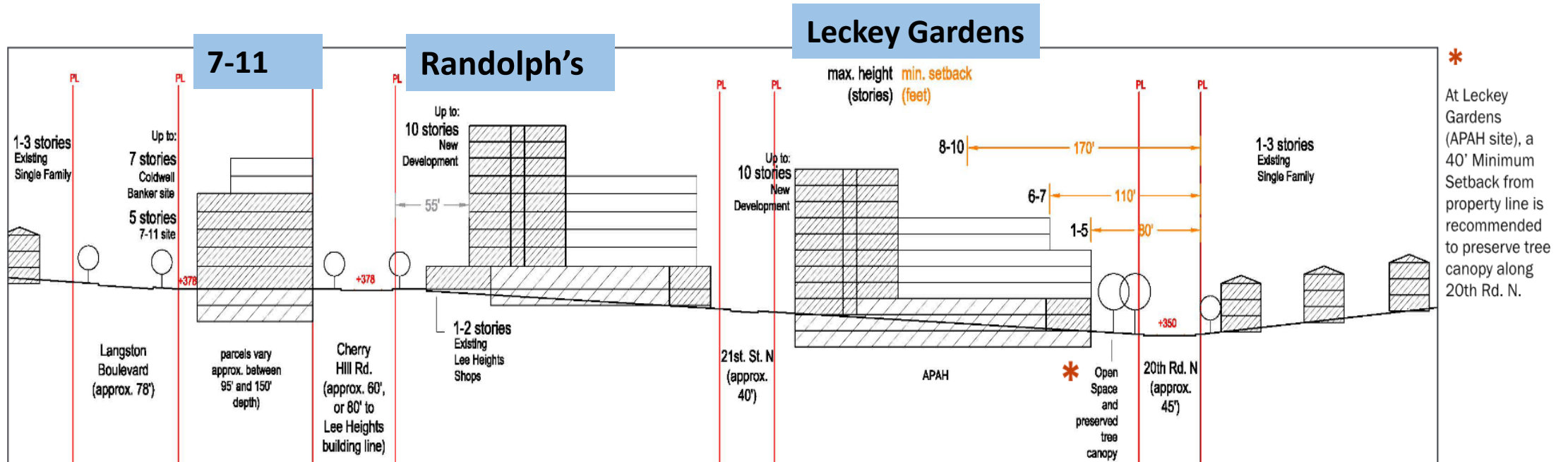


Lee Heights and Leckey Gardens – Height / Density

- 10 = purple; 5 stories = orange; SF homes face 5-story full block;
- Shadows, traffic, noise, parking will extend into neighborhood;
- Leckey Gardens tenants and lush landscape gone; rents higher, but + units



Progression across the BLVD w/Stepdowns



Section of Heights Transition

Setback Regulations from any street for RA 8-18 Parcels:

Existing: The larger of either 50 feet from said centerline of any street, or 25 feet from any street right-of-way line.

- In the Leckey Gardens (APAHA) site, for example, the 50 feet setback from centerline is larger. The building line should be no closer than 27.5' (approximately) from the street right-of-way line.

Analyzed:

- 1-5 story building - 35' minimum setback from the street right-of-way line (approximately 80' from single-home property line across street)
- 6-7 story building - 65' minimum setback from the street right-of-way line (approximately 110' from single-home property line across street)
- 8-10 story building - 125' minimum setback from the street right-of-way line (approximately 170' from single-home property line across street)

Land Use – Langston’s Future

Langston Boulevard Plan Summary (2075)

Potential Development Summary

	Redevelopment Area (acres)	145.5
	Net New Dwelling Units	8,431
	New Non-Res Floor Space (sf)	459,517
	New Total Population	18,301
	Net Change	+15401
	New Total Jobs	2,392
	Net Change	-1652

Housing Affordability

Total Affordable Units³ **2,136**

- ¹ Impervious area coverage calculated within redevelopment area
- ² Tree canopy coverage calculation is based on improvements in redevelopment area and streetscapes; tree canopy coverage targets will be identified for each neighborhood area
- ³ Calculated based on a combination of existing and new mixed-income and committed affordable development

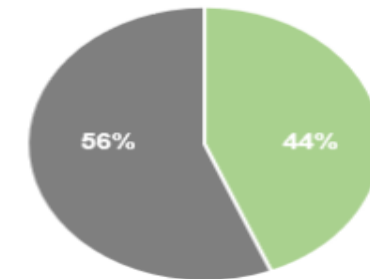
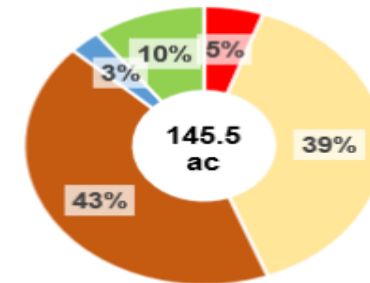
Potential Land Use Distribution

<i>Within Redevelopment Area</i>		acres
	Commercial	7.77
	Residential	56.62
	Mixed Use	62.19
	Public	4.15
	New or Enhanced Public Space	14.79

This includes proposed public space, enhanced existing parks and area for pedestrian and bicycle connections

<i>Within Redevelopment Area</i>		acres
	Permeable Area	63.80
	Plantable Area	33.30
	Green Roof	30.50
	Impervious Area	81.70
	% Impervious Area¹	56%
	Net Change in Impervious Area	-10%



<i>Within Redevelopment Area and Public Right-of-Way</i>		acres
	Potential Tree Canopy Coverage²	50.13
	Net Change	+12.37



“Public Spaces Policy: Plan the public space system to ensure over time high levels of access to park and recreation amenities that correspond with increasing population (p. 23)”

PCP Stormwater Plan – Detention and Overland Elements



-  Large stormwater storage in public space
-  Overland relief

Reduce impervious coverage and intercept stormwater through many smaller distributed detention areas in addition to larger storage areas in public space

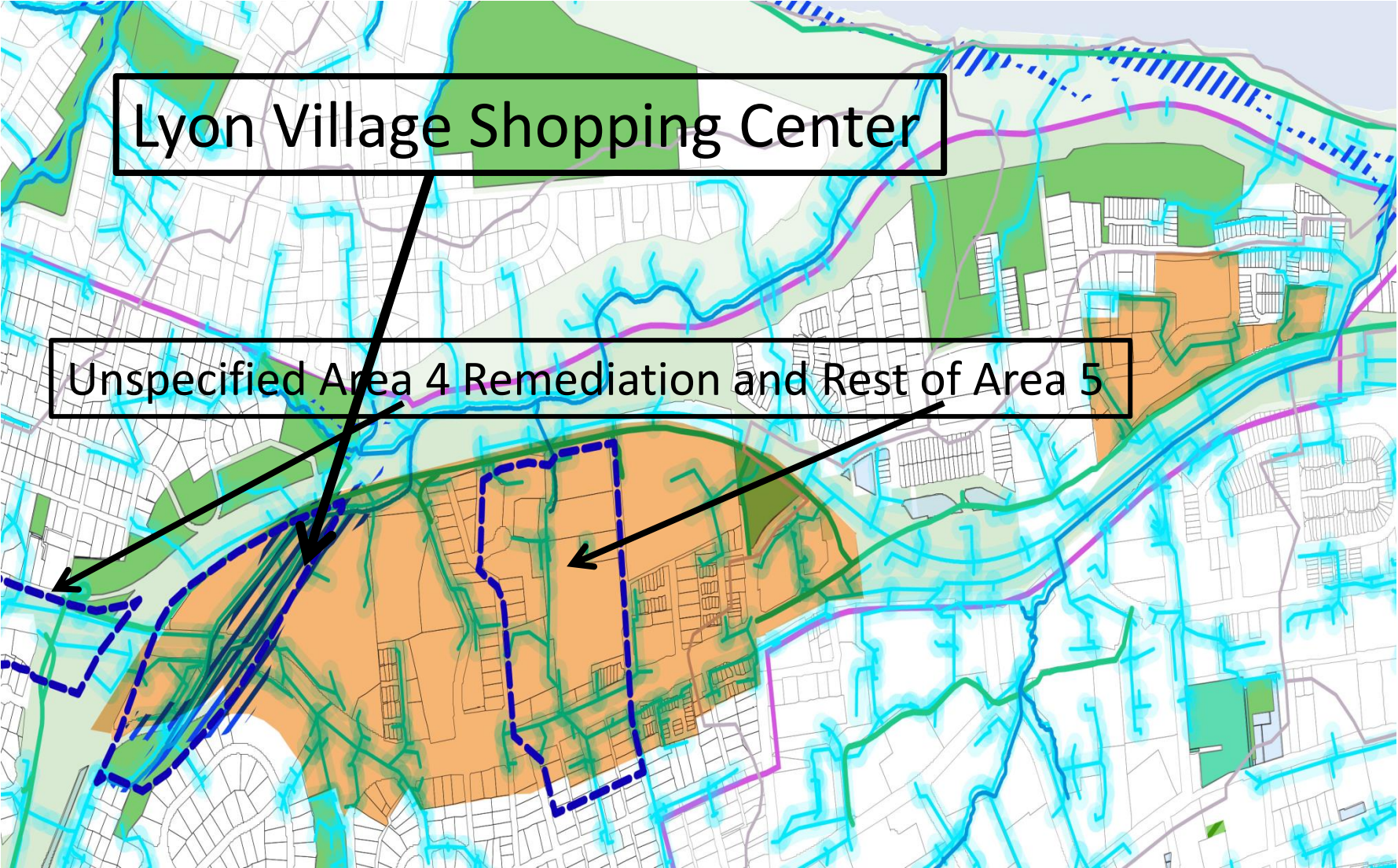
Detain stormwater to the extent practicable and provide overland relief for floodwater

Is PLB Consistent with Stormwater Master Plan – Will it Prevent Flooding?

- Not clear if the plan 100% consistent with our Master S/W Plan and Chesapeake Bay Plans;
- County-Funded CIP Plan for Spout Run Watershed Confined to Area 3;
- Ignores that areas 3, 4, and 5 all contribute to flooding;



**15-story Poss. Heights at Spout Run (LV) Shopping Center
– Plan Must Assess Public Stormwater Investments**



Watershed Concerns – Lyon Village Example

- As one example, neighbors near Lyon Village are seeking a full flood plain analysis using widely accepted floodplain management tools for Spout Run, as per a May 22, 2023 letter sent to CM Schwartz (copies on front table).
- ASF -- as part of its broad environmental ask -- urges the **county to develop/compare publicly-funded and private s/w mediation at Langston-Kirkwood (as well as entire study area), *before moving ahead with PLB.***

Transportation Impacts – Key Issues



- **Plan must Consider county’s ability to construct improvements:**
 - Within public right-of-way or need to buy from or acquire adjoining properties
 - Not feasible as proposed due to cost, need to right-of-way, etc.
 - Proposed changes may require other changes not estimated or analyzed
- **Cost to construct improvements**
 - Need CIP funding identified for key public improvements
 - Unclear if feasible for developers to provide any portion of costs
- **Questionable assumptions:**
 - 1) Langston Boulevard needs to be changed into a “main street”
 - 2) New housing will rely on transit service and not have cars

County Unable to Implement the Vision - Harrison North of Langston Example

Implausible traffic management:

- Only one lane shown NB/SB on Harrison, turn lane needed
- Turn lanes for vehicles to turn into and out of developments
- Bike lanes are between curb and sidewalk, not within roadway, requiring significant right-of-way
- Significant right-of-way requires acquiring parcels adjoining roadway for blocks
- Utility undergrounding (not shown) very expensive



West of Langston Boulevard and Harrison Street intersection illustration

Did you know that Arlington County is developing a plan for Langston Boulevard to help guide private and public investment over the next several decades? To learn more, scan the QR code.



Removing One Lane bet Spout Run and Veitch –Intentional Traffic Nightmare?

Langston below w/one lane closed; County says it will remove one car lane bet Spout Run and Veitch – becomes pig in boa constrictor;

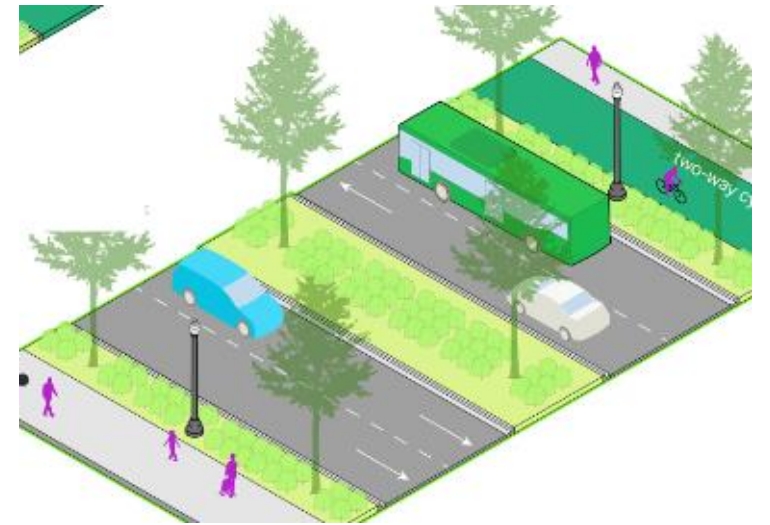
County “improvements” “allow” neighborhoods to absorb more traffic, do they want that?

No guarantee county can get private land to accommodate new road width (for trees, bike lanes, cars);

No impact done for emergency evacuation;

Virginia controls Langston and requires environmental impact statements;

PLB ignores reality of car reliance, Metro distance; owners will also seek parking reductions at site plan.



County says > traffic “offset by mobility enhancements” like signal management



Ask countyboard@arlingtonva.us to Credibly Define Costs and Benefits Before Approving “Plan Langston Blvd”

- NO BOARD VOTE WITH LAME DUCK MEMBERS (sign a postcard);
- Release all existing long-term **operating budget forecasts**;
- Prepare PLB forecasts comparing current **(by-right) zoning with up-GLUP-ping/up-zoning envisioned with maximum (site plan) build-out**:
 1. Long-term operating budget;
 2. Long-term environmental impact;
 3. Long-term household income by quintiles.

Questions? asf.virginia@gmail.com

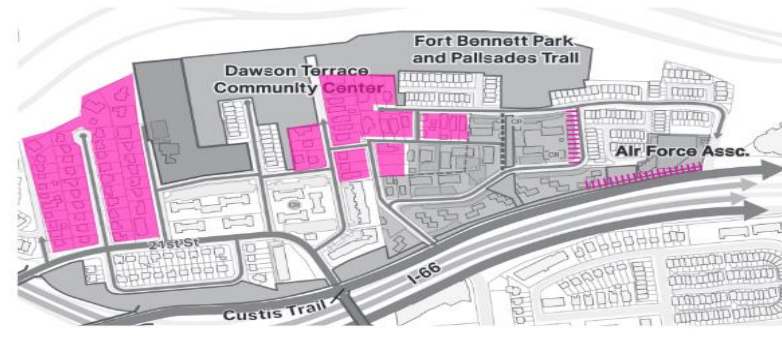
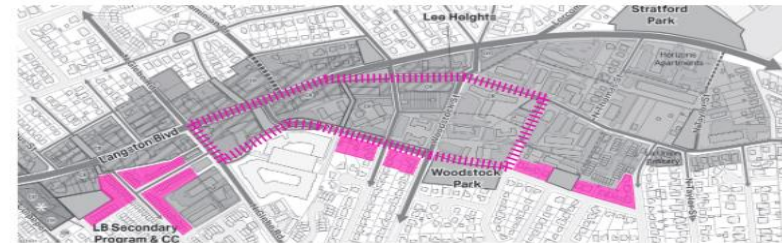
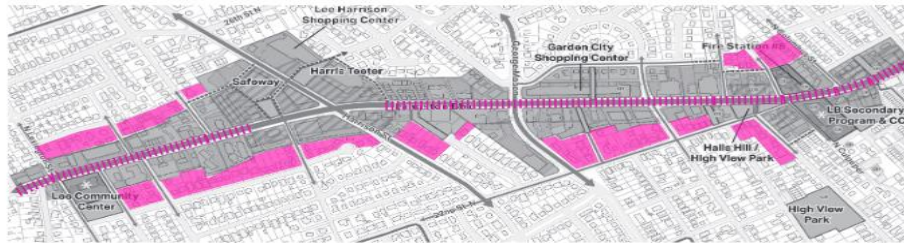
Website: www.asf-virginia.org



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

What Changed from the 2021 PLH?

From the Land Use Scenario Analysis to the Preliminary Concept Plan

The following diagrams depict generally where residential edges were removed for consideration for changes in land use and where building heights were lowered as a result of community discussions.



-  Locations where Residential Edges were removed
-  Frontages where building heights were lowered

Key Quotes Show County Derelict in Planning

- “The status quo will not improve s/w flow conditions, and the by-right development process will not be as effective as the special exception process in maximizing opportunities to reduce flooding, promote water quality, and incorporate green infrastructure”
- “Without greater incentives for private development, opportunities to mitigate flooding and manage s/w may be precluded and could adversely impact public financial resources”
- “While not meaningfully different, the project team estimates that if building heights in these areas were increased 2-3 stories, there would be a 1% decrease in impervious areas primarily due to the increase in green roof potential in Area 3 and added public space in Area 2.”
- “limited building heights may reduce consolidations, which may result in areas . . . with no improvements and traffic conditions may not improve.”
- “Additional people living on the Corridor justifies investments in additional transit service and streetscape improvements” (ASF - what are they?)
- APS used the potential development forecasts for the [previous] building height concepts and the applicable student generation rates by housing type to estimate . . . potential enrollment . . . by 2030. The estimates are most reliable in the near term. Based on this . . . , existing schools provide sufficient capacity. There were no significant impacts to student enrollment when analyzed according to the greater building height. . . , and therefore, there is no concern of potential impacts with lesser building heights.”

Notable Sites or Businesses Affected

- Lebanese Taverna - gone
- Leckey Gardens – gone (replaced)
- Wood Lee Arms Apartments - partial
- Calloway Church (partial)
- Moore’s Barber Shop - preserved
- Lee Heights Center (partial + 10 stories)
- Cherrydale Hardware (not in current area, protected as historic, but 7-8 stories on both sides)
- Heidelberg Bakery – gone
- John M. Langston School – gone
- Fire Station #8 – already gone
- Italian Store Spout Run – gone
- 4709 Langston (site of lunch counter sit ins) – gone
- Ft. Strong apts - partial
- Bill’s True Hardware – empty now, gone
- Preston’s - gone

Area 2 Recommendations for Preservation

The following chart describes the significant historic and cultural resources in Area 2 within and the resources in the Core Study Area identified for potential full preservation, partial p

Table 3.1. Historic and Cultural Resources and recommended level of preservation

#	Name (Address)	Rec.	Significance
1	Garden City Shopping Center (5117-5183 Langston Blvd)	PP	Associated with the development of the Langston Boulevard commercial co integrity of materials and workmanship.
2	Moore’s Barber Shop (4807 Langston Blvd)	FP	Historically, the barber shop business was one of the few businesses black Moore’s has generations of clients who have been coming for service and Preservation is recommended given these reasons and the current under-
3	Heidelberg Bakery (2150 North Culpeper Street)	SI	Associated with the development of the Langston Boulevard commercial co
4	Calloway United Methodist Church (5000 Langston Blvd)	PP/SI	The Calloway United Methodist Church has been historically associated wit Edward Leslie Hamm, Sr. The building retains its integrity of location, desig
5	Mount Salvation Baptist Church (1961 North Culpeper Street)	Not in Core Study Area	Associated with the history of religion in Arlington County and African Amer
6	Sumner School No. 2 (Site)	SI	The Sumner and Langston school site is associated with the history of edu
7	Fire Station No. 8 (4845 Langston Blvd)	SI	This site has been historically associated with location of the Hall’s Hill Vol
8	Hall’s Hill Wall (Segregation Wall)	Not in Core Study Area	Racial segregation practices in Arlington County divided communities along The feature retains its integrity of location, design, setting, feeling, and ass
9	John M. Langston School (2121 North Culpeper Street)	SI	The property is the site of the Sumner and Langston schools and is associe Built as a high school for African American students and named for a prom
10	High View Park (1945 North Dinwiddie Street)	Not in Core Study Area	The Hall’s Hill / High View Park (HHVVP) Gateway Park and Sculpture is ass



Imagining vs. Planning Public Facilities – Lee Center and Langston Brown Community Center

- School
- Community use + Senior / Affordable housing
- Commercial + Housing
- Community Use*
- Public space + Recreation

Community Uses may include:

- Public library with meeting space
- Private arts and cultural programs
- Child care facilities, County offices, and multi-purpose spaces

If needed, existing public facilities along the Corridor can be adapted in several coordinated ways to meet a combination of future needs

SCENARIO 1

- Northern portion of Lee Center Site is redeveloped to provide for community uses on the ground floor with upper story senior living and/or affordable housing.
- Southern portion of Lee Center Site remains public space
- LBCC site expands through purchase of adjoining private land and integrates historic buildings into a new expanded school campus. A new public space could be located south of the existing LBCC building.

SCENARIO 2

- Northern portion of Lee Center Site is redeveloped to provide community uses.
- Southern portion of Lee Center Site remains public space
- LBCC site expands to include new school uses south of the existing building.
- Adjoining private land redevelops to include a mix of uses, integrating historic buildings.

SCENARIO 3

- Northern portion of Lee Center Site is redeveloped to provide new school facilities.
- Southern portion of Lee Center Site remains public space
- LBCC is converted to community uses. The adjoining private land integrates historic buildings into a new school campus. A new public space is located south of the existing LBCC building.

Lee Center Site



Langston Brown Community Center Site



Figure 2.26 Diagrams depicting alternative scenarios for coordinated redevelopment of the Lee Center and Langston Brown Community Center Sites