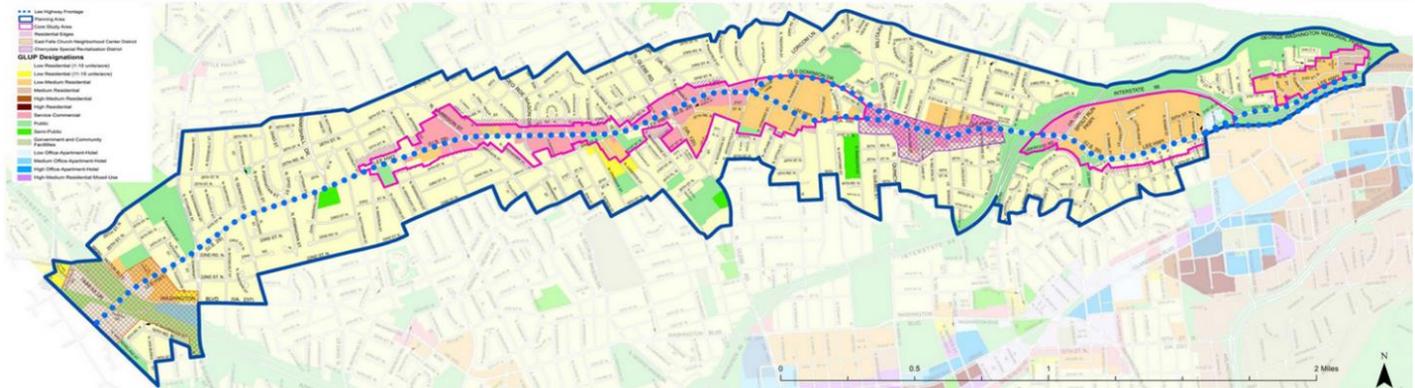


From May-July 2021, Arlington County's Plan Lee Highway (PLH) staff and the non-profit Lee Highway Alliance (LHA) briefed civic associations on **major increases in density that would transform the area**. The plans and the organizations -- but not the county's map below -- were renamed with the new Langston Boulevard designation in July 2021. The county envisions two scenarios for new land use, traffic management, open space, and stormwater management. The **plans are very detailed and span the corridor from Rosslyn to the Falls Church line**. The county will adopt final plans by 2nd quarter 2022.

## Lee Highway Study Area Map



The map shows *Residential Edges* defined as “single-family areas approx 250ft from Lee Hwy and other arterial streets.”

### Vision Specifics

- ⇒ 10-story buildings at Lee Heights Shopping Center
- ⇒ A 15-story complex on the west side of Spout Run Pkwy at the Giant/Italian Store shopping center
- ⇒ 7-, 10- and 15-story buildings on the east side of Spout Run Pkwy, between Langston Blvd and I-66 in Lyon Village to replace mostly multifamily housing
- ⇒ 5-7 story buildings at Langston Blvd and Glebe Rd., transitioning to the east toward Lee Heights Center to 10 stories
- ⇒ 5-7 story buildings along a 10-block stretch straddling Langston Blvd and Harrison Street
- ⇒ Transportation changes for new bike trails, limited new mass transit, narrowing of Langston Blvd., underground and reduced parking, new cut-through roads that may require eminent domain
- ⇒ Extensive lot consolidation that allows max lot coverage and no green space
- ⇒ Displacement of renters who live in garden complexes and current affordable housing

### Time to Weigh In

Both the briefings and the survey revealed stiff opposition from residents. ASF has requested a pause until the county conducts three key studies; see our sample letter on our home page [www.ASF-Virginia.org](http://www.ASF-Virginia.org) and write your own. Key contacts include:

- Arlington County Board at [countyboard@arlingtonva.us](mailto:countyboard@arlingtonva.us)
- Natasha Alfonso-Ahmed, Principal Planner and Plan Langston Blvd. Project Manager [nalfonso-ahmed@arlingtonva.us](mailto:nalfonso-ahmed@arlingtonva.us).
- Ginger Brown, Executive Director, Langston Blvd Alliance, [ginger.brown@leehighwayalliance.com](mailto:ginger.brown@leehighwayalliance.com)
- Paul Holland, Chair of the Plan Langston Blvd Community Forum: [paul.alexander.holland@gmail.com](mailto:paul.alexander.holland@gmail.com)

## Resident Comments

"These builder-negotiated "benefits" are not capturing the costs of development with the result they are shifting to taxpayers, and the process obscures the costs until it is too late for residents to weigh in."

"LHA was a neighborhood advocate when LHA was going to improve Lee Hwy and keep small business, neighborhood character, art, parks, etc. New housing was envisioned but not anywhere near the extent the county is proposing now. The high-rise concept was NEVER part of the conversation. The extreme density, the lot consolidation, etc. This is not what [it] was sold to be."

"The proposed entrance from Spout Run Parkway to this unneeded costly street is in a Watershed Resource Protected Area (RPA)."

It is a lack of proper planning to encourage increased density along with NARROWING of roads and not expect long-term traffic nightmares."

"Another potential impact that should be studied is the loss of commercial—especially small—businesses along Lee Hwy. that would be displaced."

"There are no sites for elementary, middle, or high school options that are already bursting...."

"Stormwater runoff is sure to increase...where will all of the additional runoff go?"

"I have concerns about the multi-use parcel designation that cuts directly into the community in Halls Hills."

"Density is forever..."

## Background

The county began engaging residents in a "vision" process for then-Lee Highway in 2016, and produced a study scope in 2018 to "develop a comprehensive vision and policy framework for the proposed study area through Board adoption of a County plan." Both PLB and LBA have indicated that these changes to the General Land Use Plans (GLUP) do not represent new zoning. **Let's be clear: GLUP is a prerequisite to new zoning, and the scoping documents and building heights absolutely depend on major up-zoning across the expanse of this car-centric corridor.**



The now renamed Plan Langston Boulevard and Langston Boulevard Alliance briefed residents on Scenarios A and B, which both reflect significant increases in density, expand land use options and bring substantial consequences for traffic, trees/greenspace, stormwater, and school needs across 16 civic associations.

## Resources and Links - Learn More

[Arlington County Charge and Scope of Work, Plan Lee Highway, Sept 2018](#)

[Slides on Areas 1 and 5, including modeling, building heights, roads, public spaces](#)

[Slides on Area 2, including modeling, building heights, roads, public spaces](#)

[Slides on Areas 3 and 4, including modeling, building heights, roads, public spaces](#)

ASF Plan Langston Blvd Webpage: <https://www.asf-virginia.org/plan-langston-blvd>

[Resident Testimony Expressing Concerns over PLH/PLB, July 17, 2021](#)

[Concerns Grow Over Increasing Urbanization of Rt. 29 Corridor, Sun Gazette, July 19, 2021](#)

**Online flyer is posted to the ASF Plan Langston Blvd page cited above!**

Visit ASF today at [www.asf-virginia.org](http://www.asf-virginia.org)

ASF\_10-2021

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