

**Plan Langston Boulevard December 13, 2021 Community Meeting
Microsoft Teams Chat Transcript**

Note: there were 306 total meeting participants, including County staff; 72 meeting participants added text to the chat during this meeting

[7:45 PM]

Chat has been turned on for this meeting.

[7:46 PM] Deborah E

I'm seeing a blank screen. I do not see anybody. [I'm on a Mac. Is that why?]

[7:48 PM] Jim Todd, Cherrydale

Thank you for a much better presentation. The presentation much more clearly set out plans for analyzing the potential impacts of increased density. The presentation also much more clearly explained the difference between by-right and site plan development.

[7:48 PM] Paul and Mary

Thanks for the summary of public input posted on the website and tonight's meeting. We would like to hear more about changes to streets in the neighborhood, for example 26th Street We live on 26th and, as an example, have serious concerns about safety for the many children who walk to busses or school.

like 2

[7:48 PM] Tony Poole

Please explain what is meant by re-planning Residential Edges adjacent to commercial areas - specially what "limited" areas are you suggesting for this "re-planning"

like 2

[7:48 PM] Warnick, Lesley

I agree with Paul and Mary

[7:48 PM] Jane Zimmerman

The corridors you presented are on metro corridors, yet most of Langston Blvd is not. Arlington now has under utilized officer and commercial space on metro corridors which could be re-purposed to accommodate and concentrate residential growth. Yes to SUSTAINABLE growth, but not growth for growth's sake, and NO to 7+ story canyons on Langston Blvd.

like 4

[7:49 PM] Arlington Resident

What is driving this effort? Corridor populations and units are declining as shown from your “rate of growth” slide.

like 1

[7:49 PM] AG

Will the new plans not encroach into neighborhoods with single family homes? Community feedback for Area 5 opposed this.

like 5

[7:50 PM] Arlington Resident

Why did you combine feedback from areas 1 and 5? The plans are based on area and the feedback should be as well or else you will not have accurate representation of feedback.

[7:50 PM] Jason Harrier

Eminent domain is a red herring. Changing the GLUP paves the way for folks to be forced from their homes without using eminent domain.

like 1

[7:50 PM] Jon Obenberger

Langston Blvd is designated as an arterial. Its primary objective is for mobility. It is laudable and recommended practice to enhance the experience for all users. However to indicate it is or can be a Main Street is dissingenuous that the nature of this roadway can change in character to support greater density is creating a falsehood as there will always be safety issues for pedestrians and bikers that can not be mitigated.

like 1

[7:50 PM] Radha

In addition to eminent domain the GLUP issue is much bigger, as Jon pointed out.

heart 1

[7:51 PM] Louden, Leslie

In order to minimize stormwater runoff, discourage individual car-oriented transit, preserve embodied carbon and embodied energy, and preserve neighborhood character, I suggest 1) incentivizing redevelopment of surface parking lots for higher density housing rather than demolishing existing single family homes; and 2) allowing more ADUs.

like 2

[7:51 PM] Garu

The issue is to not change zoning. People who desire to live in Lyon Village need to live in other places before they choose to move.

[7:51 PM] rick epstein

neither staff nor the current County Board can tie the hands of a future County Board as to the future use of eminent domain.

like 1

[7:52 PM] David Rinaldo (U.Group)

Eminent domain does not have to be overt. The county has a record of buying private properties in a commercial transaction that then become public domain - specific example is at the bottom of our street on N Culpeper which is now set to become a traffic entrance to the local school.

[7:52 PM] Jill Fields

In the context of the other projects you just outlined - describe how The Children's School project fits any of the benefits of a Special Exception process you described. It is the tallest where it borders residential, did not complete a traffic study as promised to the Board, did not comply with other agreed upon accommodations to receive exception plan, created reduced alley accessibility and was given an exception for reduced parking requirement without addressing parking issues in the abutting neighborhood. Finally - adjacent neighbors who requested notification were not provided notice to provide comment. Can you also address the communication process so that neighbors are aware of changes to plans and are given the opportunity to provide feedback?

[7:52 PM] Lauren Leake

If eminent domain will not be used, what is the mechanism by which areas where townhomes currently stand will be converted to commercial/multi-use/multifamily buildings?

[7:52 PM] Wendy Zenker, Arl Neighborhood Village

My question concerns the traffic impact on Langston Blvd (LB). I suspect that there will be a massive increase in vehicular traffic on LB, but I am concerned that the highway as currently designed can't handle it, and I'd love to hear planned solutions. Examples of problems are apparent at the Starbucks and McD with traffic sitting on LB waiting to enter/exit facility. The solution for the Clarendon neighborhood was a significant change to the traffic flow on Wilson Blvd to be one way and growth of Clarendon Blvd. The new building on LB/Glebe will be a good learning example of how traffic entering and exiting that building's garage will impact an already busy intersection. I don't see how increased vehicular traffic is planned to be handled for projected growth. Happy to hear solutions. (Sadly I have to leave conversation to go to airport.) Good presentation by staff and consultants.

[7:53 PM] David Rinaldo (U.Group)

EXACTLY

[7:53 PM] Jason Harrier

This is exactly how they force you out by changing the GLUP and without using eminent domain like 1

[7:53 PM] Jane Green

I am disappointed that the Missing Middle component has been removed from the Plan Langston Blvd plan. This corridor is a great opportunity for small-scale multifamily that give options for starter homes, which are desperately needed.

like 2

[7:53 PM] James Churbuck

How do you determine the "acceptability" parameters of step down? Stories are an imprecise measurement. Big buildings block sunshine. Also there is a huge potential for a loss of privacy. How do you address these very significant impositions on taxpayers who don't have such problems now?

like 1

[7:54 PM] Dana

County talking about tapering appropriately to single family homes and yet the plan for Lyon Village shows REPLACEMENT/REZONING of 50% of houses between Langston and Wilson.

[7:54 PM] Cathy

Thank you Radha! Well said.

like 1 heart 1

[7:54 PM] Danny Smith

Yes, thank you, Radha.

heart 1

[7:54 PM] Jason Harrier

The county not rezoning is also a red herring. Changing the GLUP paves the way for you to be forced out.

like 1

[7:55 PM] Jon Obenberger

Please explain the details of the traffic analysis that will be conducted? Will you be still evaluating a bus only lane during peak travel periods on Langston Blvd? If you are - you need to assess both am and pm peak travel periods. The cut through traffic will be substantial if a lane is taken away from general purpose traffic for a bus only lane.

like 1

[7:55 PM] Jim Todd, Cherrydale

I also think Plan Langston Boulevard should reconsider the decision to abandon consideration of Missing Middle, at least at a pilot project/demonstration project scale, so we can experiment and see the real-world effects of allowing/encouraging missing middle housing.

like 2

[7:55 PM] David Cheek

Upzoning can work but most likely investors will own the multifamily properties and they don't care about how it looks, just profit, so neighbors suffer. And regarding traffic, DES-TEO cant even fix a small issue on our street. This place would be a disaster for reckless driving.

[7:56 PM] Don Weber

Re canopy cover and impervious surfaces, I don't see any specific methods to change what is a concrete, overhead-wire dominated road -- how does this change? How do you get any significant tree canopy when you have massive overhead utilities?

like 1

[7:56 PM] Jason Harrier

But changing the GLUP significantly increases the odds that a rezoning request will be granted.

like 1

[7:56 PM] James Churbuck

The owner of the Lee-Harrison center haven't requested by right development, let PLB shows 7 story mixed use development on a site currently not mixed, nor residential.

like 1

[7:56 PM] AG

Being sandwiched in is a real concern. Just look at the new developments in Arlington!!!!

like 1

[7:57 PM] Michelle Winters

Thanks for the presentation tonight. I am very pleased to see the county moving forward with a modernized vision for the Langston Boulevard corridor, including increased density where warranted and incentives to provide community benefits.

like 1

[7:57 PM] Danny Smith

It does not answer the question

[7:57 PM] Jim Todd, Cherrydale

Thank you for addressing concerns about homeowners being "sandwiched" between by-right development on one side and newly-allowed development on current SFH lots

[7:58 PM] Z. Zadora

Could someone please let the waiting persons into the meeting. My neighbor messaging me that they are waiting to be let in. Thank you.

[7:59 PM] Radha

I think changing the GLUP in residential neighborhoods is problematic.

like 1

[7:59 PM] Radha

Period

[7:59 PM] Martha Stansell-Gamm

Many neighbors have not yet heard about this plan. I predict that proposed building heights will generate shock and worry. We chose these neighborhoods as they are for a reason.

heart 1 like 1

[7:59 PM] rick epstein

that seems a little disingenuous since the GLUP sets the stage for zoning changes which presumably will implement that vision in the GLUP

[8:00 PM] Jim Todd, Cherrydale

Going forward, could you also clarify what, if anything, would be different between a developer proposing a site plan in an unplanned area versus a development proposing a site plan in a planning corridor?

[8:00 PM] Garu

Yes, changing the GLUP involves the change in zoning.

[8:01 PM] Radha

Rick, I completely agree. This seems like it is an attempt to assure us that there won't be changes in residential areas, but then make those changes through the GLUP.

like 1

[8:01 PM] Radha

It is completely disingenuous

[8:01 PM] Stephanie D

It's sad to see in their examples the demolition of all those small businesses. We lose more and more each day.

[8:01 PM] Jason Harrier

They keep saying they won't use eminent domain, won't rezone, the GLUP doesn't do anything. But then what is modifying the GLUP for? Downplaying these changes to the GLUP just to get it through seems very disingenuous. Of course, the plan is in place so that eventually it looks like the plan instead of what it looks like now.

like 1

[8:01 PM] Jane Zimmerman

AMEN to this speaker!!! PREACH!!!

[8:01 PM] Andy

Jon's point is 100% correct. The presentation today illustrates that this "plan" is still fundamentally incomplete. They need to do their homework first.

like 2

[8:02 PM] Jim Todd, Cherrydale

In addition to impact analysis, when will see County commitments to make the necessary capital and operating commitments necessary to carry out this vision?

like 1

[8:02 PM] Jim and Virgini

Great comment on impact analysis needs!

like 1

[8:02 PM] Stephanie D

I've seem my vet, car mechanic, hardware store, restaurants, etc all slated to be gone in this plan.

sad 1

[8:02 PM] Martha Stansell-Gamm

Yes, Stephanie! Many small businesses are run by immigrant vendors.

heart 1

[8:02 PM] Tony Poole

Bill is right on point.

like 2

[8:03 PM] Dana

Why show off fancy plans protecting existing neighborhoods when allowing major land use changes in area 5 that go deep into the neighborhood well beyond edge development? This plan is so overreaching

like 2

[8:03 PM] Jason Harrier

That was on point! Totally agree.

like 2

[8:04 PM] Dana

When will new scenarios be seen or will overreach continue?

[8:04 PM] James Churbuck

If LB loses capacity and/or slows down, parallel roads will pick up the slack. 26th Street Freeway, anybody?

like 2

[8:04 PM] Maura Seikaly

I loved the examples shared for inspiration. The many single story, detached commercial spaces are rundown and no visually appealing. Sidewalks, parking and streets need improvement and these ideas seem the best way to address multiple of those

like 1

[8:04 PM] Don Weber

The only specific County project planned to address runoff is to dig up and disrupt our only park in Waverly Hills, with a massive stormwater tank, rather than using some of the acres of the parking lots and paved streets adjacent Langston Blvd and to Woodstock Park.

sad 1 like 1

[8:05 PM] Don Weber

Sorry about the font!

laugh 1

[8:06 PM] Conway

Meanwhile, what about the dozen used car lots along Langston Boulevard? why shouldn't these be converted to better commercial and residential use?

[8:06 PM] Michelle Winters

I think it is very disappointing that the plan won't include more opportunities for missing middle housing. That said, I am hopeful that these opportunities will come out much more clearly and be aligned well across the county as part of the Missing Middle Study.

like 1

[8:06 PM] Jason Harrier

Thank you, Jon!

heart 1

[8:07 PM] Radha

Thank you, Jon!

heart 1

[8:07 PM] James Churbuck

Thank you Jon, well said!

heart 1 like 1

[8:07 PM] Garu

Why cut the previous commenter off?

heart 1

[8:07 PM] Jim Todd, Cherrydale

A word of warning: The Cherrydale Revitalization Zone is already a planning corridor. Although the County did follow through on some capital commitments such as undergrounding utilities, it has failed to support and maintain other commitments such as raised pedestrian crosswalks and brick sidewalks, as well as adequate tree canopy.

like 1

[8:07 PM] Paul and Mary

Could you clarify the timing? I understood the website to say that the county board would vote in the 2nd quarter of 2022 or no later than the end of June. I am concerned about the time to digest and provide comments in this window.

like 2

[8:07 PM] Mark Brown

agree - thanks john

like 1

[8:07 PM] kim

Thank you Jon...very well said and excellent points!

heart 1

[8:08 PM] Mike Cantwell

Where will we put the 4th comprehensive high school?

like 3

[8:08 PM] Anjie Fletcher

Jon, very well said. IT's a shame that your valid points were cut off

heart 1

[8:08 PM] James Churbuck

Jane, the schools aren't so walkable from the corridor.

like 1

[8:08 PM] Kerin, Susane Marie Santiago

I don't think the schools in North Arlington are under enrolled. That is incorrect.

like 1

[8:08 PM] Tony Poole
Thank you Jon - well said
like 1

[8:08 PM] Anne Bodine
https://arlington.granicus.com/MetaViewer.php?view_id=2&event_id=1660&meta_id=204353
this is a GLUP that was just completed for Pershing and Rt. 50. Have a look and you will. see the type of density that will come with up-GLUPping
like 1

[8:08 PM] Davis, Brian

Thank you Jane!

[8:09 PM] Radha
There is some conflicting information here--we were told that North Arlington Schools were over enrolled
like 1

[8:09 PM] Mac MacKenzie

They are

[8:09 PM] Deirdre Dessingue
East Falls Church is not part of this planning process.

[8:09 PM] Anjie Fletcher
East Falls church is not part of this

[8:09 PM] Tom Piwowar
We have residents who have worked as planners in senior positions for many more years than the folks producing the PLB. I think PLB should not be so dismissive of the expertise we have in the community.
like 1

[8:09 PM] Jane Green
[Making Room: Lee Highway Plan is Opportunity for Integrated and Walkable Schools | ARLnow.com](#)

[8:09 PM] Garu
The school system is well populated. I am a "missing middle" person. I worked hard to move to a better location. That is what needs to be supported.

[8:09 PM] Jane Zimmerman
Anjie Fletcher

Jon, very well said. IT's a shame that your valid points were cut off

Completely agree, Jon was 100% on point.

like 1

[8:10 PM] James Churbuck
Jane...Jane Fiegen Green was the **Development Director at Greater Greater Washington** from 2018 to 2020

[8:10 PM] Dana
https://www.apsva.us/wp-content/uploads/2015/04/Capacity_Utilization_FallProjections17-26_Final_Web.pdf

[8:10 PM] DeborahGraze SteveMontgomery
thank you for raising the need for planning for trees
like 1

[8:11 PM] Radha
Thank you, Dana. I really don't understand the comments made by one of the other guests in light of the table you sent. Thanks again for providing clarification!
like 1

[8:11 PM] Dana
<https://www.arlnow.com/2021/10/12/aps-prepares-for-limited-boundary-process-targeting-three-over-crowded-schools/>

[8:11 PM] Deirdre Dessingue
No speakers, please turn off your cameras. Thanks.

[8:11 PM] Maura Seikaly

all, your immediate neighborhood likely has a representative (or two) for this process and we will be compiling and sharing your input on a smaller scale with project coordinators next month. Please try to coordinate with those reps

[8:12 PM] Michael Falkenheim
That school projection is dated 2015

[8:12 PM] Lily Wang

Presumably, high suspended service lines will be buried under paving, like most modern streets have. Lee Highway is pretty outdated that way.

like 1

[8:12 PM] Christine Purka

Thank you, Jane. Well said.

[8:12 PM] Dana

Sorry. Sent more recent link

[8:12 PM] Garu

.Jane Fiegen Green who supported this plan is a developer.

angry 1 like 1

[8:12 PM] Michael Falkenheim

There are newer ones.

[8:12 PM] Jim Todd, Cherrydale

Another comment on the Cherrydale Revitalization Plan: the 1994 County Board-adopted plan called lower speed limits on (then) Lee Highway/ (now) Langston Boulevard. It's been 27 years and that never happened either.

angry 1

[8:12 PM] Alistair

Where can we find the latest number of estimated trees in Arlington

[8:13 PM] Maura Seikaly

I'm a Gleebeewood rep so please let me know if you want to connect

[8:13 PM] Garu

What developer are you connected with?

[8:13 PM] Radha

Garu, thanks for sharing that information. Kind of problematic to have parties that benefit monetarily comment on what impacts our representatives.

like 1

[8:13 PM] Jane Green

FYI "Development Director" = fundraising

laugh 1

[8:13 PM] Don Weber

It's not "misinformation" to say there are insufficient specifics, when there are not yet the specifics that are only promised in the future.

[8:13 PM] Michelle Winters

Garu

.Jane Fiegen Green who supported this plan is a developer.

That's not what "development director" for a nonprofit is.

[8:13 PM] Radha

Maura, I would love to connect

[8:13 PM] Conway

thank you, Don Weber

[8:14 PM] Jane Green

I have never worked for a developer. I do fundraising. My previous job was doing fundraising for GGWash.

heart 1

[8:14 PM] Maura Seikaly

Radha

Maura, I would love to connect

[REDACTED]

[8:14 PM] Radha

Thank you so much!

[8:14 PM] Jim Todd, Cherrydale

Arlington County currently allows road crews to fill tree coffins (i.e., tree planting areas along sidewalks), with concrete waste, so sidewalk trees can't thrive. And when a tree dies, they will not even try to restore the soil when they replant.

[8:14 PM] Lily Wang

Jane Green has made valid points. There are larger forces evaluating the services to this part of Arlington.

[8:15 PM] Radha

I think there are valid points in favor of development. I think the problem that folks are raising is that it cannot come at the expense of residents.

like 2

[8:15 PM] James Churbuck

If the corridor plan is approved, by right seems unlikely to go away.

[8:16 PM] Lily Wang

Change is hard.

[8:16 PM] Jon Obenberger

Doing nothing is better than making recommendations without an appropriate analyses around which recommendations can be advanced that the Arl Co Board consider for development. Without knowing the implications of proposed plans, even if only by-right development, to know the capital and operating costs with the by-right or any other alternatives for changes in zoning and density.

like 2

[8:16 PM] Chris Murphy

Can the PLB folks make a flowchart for this process? I think that would help a lot. I'm pretty PowerPoint savvy and can help.

[8:16 PM] Maura Seikaly

I am a gleebeewood resident representing my neighborhoods concerns to the planning team

[8:16 PM] Jim Todd, Cherrydale

Please follow-up on Robert Schlossberg's comment on cost-benefit analysis of what it takes to actually obtain the desired community benefits, i.e, how much additional height and density do you really need to offer to get meaningful benefits?

like 1

[8:18 PM] James Churbuck

Change is a low standard. Shoot for meaningful improvements that do the least possible harm to the neighbors & the neighborhood.

like 1

[8:18 PM] James Churbuck

Arlington is not underpopulated, nor underdeveloped now.

[8:18 PM] Garu

The female presenter did say that there will be a change in GLUP. That means a change in zoning.

like 1

[8:18 PM] Jon Obenberger

The cost and time to assess what may be needed for current and future storm water runoff, needs (e.g., cost, infrastructure), utilities if you need to touch the roadway (e.g., water, storm water, sanitary sewer), and other changes to the public right of way require more time and analysis that you have in your contract with the consultant doing the study.

like 1

[8:19 PM] Radha

Can we please let folks in the waiting room in?

[8:19 PM] Radha

*we

[8:19 PM] Lily Wang

If and when the neighborhood becomes hip and groovy, the real estate prices all around will rise. Your children will want to stay in the neighborhood after they finish college.

[8:19 PM] Lily Wang

If and when the neighborhood becomes hip and groovy, the real estate prices all around will rise. Your children will want to stay in the neighborhood after they finish college.

[8:20 PM] James Churbuck

Published summary only says what the author wants the summary to say.

like 1

[8:20 PM] Elaine Anderson

Very true - the "Summary" didn't include any comments I know I shared and my neighbors shared.

like 1

[8:21 PM] Jane Green

Lily Wang : - I love it. Be the neighborhood your hip kids want to move to!

[8:21 PM] Radha

Lily, that could come at the expense of making quiet residential streets busy. It could come at the expense of no parking on streets. If I wanted a "groovy" neighborhood, I would have stayed in DC

[8:22 PM] Jason Harrier

This process has been intentionally deceptive from the start. Lack of awareness from the affected families. Talking points about eminent domain and “not rezoning” when that’s the purpose of the GLUP changes. Skewed and misleading summaries. It’s shameful, really.
like 1

[8:22 PM] Dana

My college kids like it as it is but new housing is all luxury

[8:22 PM] Mike Cantwell

Right on John! Let's be honest. 95% of the current residents are against the plan, but the County Board members want to do it anyway.

like 1

[8:22 PM] AG

Many of my neighbors including my family worked hard to buy our homes. Seeing the plans that disrupt neighborhoods and displace single family homes is completely worrisome. In an effort to accommodate new residents, the plan is displacing families who have lived in these neighborhoods for a very long time.

like 1

[8:22 PM] Mike Cantwell

The survey questions were terribly written.

like 2

[8:22 PM] Radha

I think flip comments ignore the real impact this will have on residents that have invested their savings into their homes and the very real harm it could do to these folks.

like 1

[8:23 PM] Conway

good job, John—

[8:23 PM] Tony Poole

95 percent of the comments submitted by our neighborhood were ignored too

sad 1 like 2

[8:23 PM] Elaine Anderson

Shouldn't a summary of feedback include aSUMMARY of feedback from all the sources?

like 1

[8:23 PM] Lily Wang

Right now, it's an unofficial highway strip. Like Glebe is essentially a strip.

[8:24 PM] Tom Piwowar

What she is saying misrepresents the residents comments.

[8:24 PM] James Churbuck

The survey questions were written with a pro development bias intended to elicit apparent support.

[8:24 PM] Maura Seikaly

we're also getting to a point in the corridor where only multi-millionaires can own houses... that's not exactly equitable

like 1

[8:25 PM] rick epstein

sounds like the characterization of public engagement is not accurate...don't tell residents to go back and wade through reams of data...that is staff's role and to do so accurately...

like 2

[8:25 PM] Tony Poole

95 percent of multiple meeting comments, comments on multiple plans and written comments have been ignored

like 1

[8:25 PM] Jane Zimmerman

Tony Poole (External)

95 percent of the comments submitted by our neighborhood were ignored too

Agree that Old Dominion Civic Association residents' comments and feedback were NOT reflected in the follow up report and summary.

[8:25 PM] William Maxwell

I like the plan to replace junky paved lots with more livable walkable neighborhoods. More like Clarendon and Merrifield, less like Public Storage.

like 4

[8:25 PM] Lily Wang

Route 7 near Shirlington is a precedent for what can happen without a plan. Downtown Bethesda is another precedent for what can happen with a plan.

[8:25 PM] Paul and Mary

I share concerns about the survey questions which didn't provide the broad set of options. They steered someone who responded to planning group's goals.

[8:25 PM] Jon Obenberger

The public outreach and feedback requested was slanted toward 2 options the staff presented. The by-right development option was not presented, feedback was not requested on that option, and feedback was only asked on 2 alternatives. The residents for all areas should be captured and articulated separate from what the public may offer on alternatives impacting the corridor. Decision makers should have an accounting of the public's feedback on an alternative and those of property owners captured in each area.

like 1

[8:26 PM] Chris Murphy

Can there just be a one slide chart or graphic for this whole process? Going online is a whole bunch of sites, briefs, and documents that aren't all that organized or to the point. I think a chart that shows START -> where we are now -> approve YES or NO -> if YES, go to GULP -> GULP change 1, 2, 3, etc... I think if there was an agreed graphic we could all follow it would help everyone.

like 1

[8:26 PM] Dana

There is plenty of space for redevelopment without destroying neighborhoods

like 6

[8:26 PM] Radha

Dana, couldn't agree more

[8:26 PM] Jane Zimmerman

Maura Seikaly (External)

we're also getting to a point in the corridor where only multi-millionaires can own houses... that's not exactly equitable

My neighbors and I are the "missing middle" and we are the ones who will be re-zoned and erased from our modest SFHs, along with small family- and immigrant-owned businesses, including Black-owned businesses.

like 1

[8:27 PM] Mike Cantwell

Any literate person could read the submitted email and come up a more accurate summary. Your summary is biased.

like 3

[8:27 PM] James Churbuck

A lack of response choice is a deliberate tactic to suppress dissent. Kind of like a Soviet ballot.

[Yesterday 8:27 PM] Dana
I agree Jane Z
heart 1

[8:28 PM] Dana
COVID impact is so important to consider

[8:29 PM] Maura Seikaly

great job tonight, Natasha. thank you

like 1

[8:29 PM] Radha

I want to lift up what Jane Z said. The only reason we could live in our house in Arlington is because it is near the commercial edge, which drove the price down. This is a street with mostly modest homes and we will be negatively impacted by the plan.

heart 1

[8:29 PM] Jacqueline Snelling

They are also doing significant office to residential conversions in Fairfax eg. Skyline

[8:29 PM] Dana

We feel dismissed because we haven't seen any change to far. I do like examples shown but what we have seen so far is very frightening

[8:29 PM] Radha

Also there are several people in a waiting room who were never let into this meeting.

like 1

[8:30 PM] Dana

*haven't seen

[8:30 PM] Jane Zimmerman

Will this chat be saved for the record?

like 1

[8:30 PM] Danny Smith

We would like feedback to be incorporated into decision making not just documented

[8:30 PM] Elaine Anderson

Kicking the can by saying that the "plan" will come out in 2022 is basically saying that comments today are being ignored and that will be paved over when the "plan" gets announced

like 1

[8:30 PM] Kerin, Susane Marie Santiago

What is the communications plan to ensure that residents, especially those in homes that are potentially going to be redeveloped, are engaged? Hoping they see the ARL Now articles is not enough. There needs to be door to door flyers or mailers. Not everyone is looking online to see if their home may be in the cross hairs.

like 1

[8:31 PM] Martha Stansell-Gamm

I appreciate hearing that you are still listening. Please understand, however, that the plans you published (billed as Options A and B) were alarming.

like 5

[8:31 PM] James Churbuck

Publish the raw data. It can survive sunshine...

like 3

[8:31 PM] Cory Amron

We could not see any of the slides during the presentation. Could you post them on your website?

like 1

[8:32 PM] Bill Braswell

Jane Green turn off your camera

[8:32 PM] Mike Cantwell

The email comments are not accurately represented in the briefing slides.

[8:32 PM] Dana

Thanks Martha S

[8:32 PM] Mike Cantwell

James, the raw emails are on the PLB website.

[8:33 PM] Chris Murphy

You cut down on the land use content for the presentation, when that is what the majority of folks seem to be concerned about? Bold strategy.

[8:33 PM] Jon Obenberger

Areas 1 and 5 should be separated when you update information summarized.

like 2

[8:33 PM] James Churbuck

Paul & Mary G. Take a look at the county's plans to turn 26th Street into a bicycle commuter route.

[8:33 PM] Rebecca

Thank you for making this presentation and listening to our questions and concerns. Looking forward to having more opportunities to share input

[8:33 PM] Michelle Winters

Thank you Anthony, Natasha and Ryan, for all the hard work so far.

like 1

[8:34 PM] Stephanie D

when are we going to get back to in person meetings instead of these infrequent short meetings? So many people are impacted and don't know about this happening to their community.

like 1

[8:34 PM] James Churbuck

Please save and post the chat.

[8:35 PM] rick epstein

Please do make this chat available since it is moving quickly while containing important comments worth reading in full. Thank you.

[8:35 PM] Paul and Mary

James Churbuck, We have seen the 26th Street plan and it is both unrealistic for cyclists and unfriendly to residents by eliminating on-street parking

like 3

[8:36 PM] Andy

Your presentations would be more informative if you would provide lots of examples of the type of developments that you think that work well. Then we can go see them and evaluate if we agree with your perspective. As far as I can see, many developments in Arlington are clear failures of trying to create vibrant communities.

[8:37 PM] James Churbuck

Paul & Mary... scary how those factors haven't changed the plan.

[8:37 PM] Radha

There is literally no one that has expressed any support for revisiting the GLUP to allow for new uses. Is there any situation in which this aspect will be removed from the plan?

[8:37 PM] Alisa Cowen

Who is providing economic forecasting for the County Board, Manager, and Staff? It seems to me that this planning car is racing forward while the driver is looking out the rear windshield. The past is not our future, and our future will not be more of the past. That needs to be acknowledged, considered with pause, and not ignored. Once the GLUP is amended to increase density it will not ever be able to be reduced as the presumptive density entitlements that come with a GLUP change have value that cannot be erased in future planning studies.

[8:38 PM] Bill Braswell

Natasha, please ask Jane Green to turn off her camera.

[8:38 PM] Caitlin
Thank you Mary!

[8:38 PM] Jane Green
It says it's off

[8:38 PM] Mike Cantwell
Please read the raw email comments for all the Areas
<https://www.arlingtonva.us/Government/Projects/Plans-Studies/Land-Use/Plan-Langston-Boulevard/Documents>
heart 1

[8:38 PM] Taha Sadeghi
Mary is right
like 1

[8:38 PM] Jon Obenberger
Michelle, great question. Reason for another study. The utility, roadway, stormwater, school, and other infrastructure costs need to be identified, budgeted, and incorporated into future capital and budget planning to support the needed changes being made to the public RW to support the private development on public RW. The additional study would look at the ability of the county to pay for, plan, and put in the required infrastructure. Utility and roadway work that involve changes to the public right-of-way which is what may be needed for the changes identified in the study - could take 5 years to plan and coordinate, before work could be scheduled.
like 2

[8:38 PM] Jason Harrier
Great point, Mary!

[8:38 PM] Dana

Yes! North Highlands should be saved!!

heart 1

[8:39 PM] Jason Harrier

Some of the most affordable homes in Lyon Village are proposed to be replaced under both options of the plan.

like 2

[8:39 PM] Michele Horwitz Cornwell

There's a balloon you click on upper RH corner

[8:40 PM] Liz Kirby

Zoning laws, not by right development, are meant to keep harmony in an area. This policy idea sounds like it could easily produce quite a bit of conflict within neighborhoods.

like 1

[8:40 PM] Lily Wang

Some people don't have Teams installed on their computer. Some of them are attending the meeting via the web.

[8:40 PM] Donald Hodgen

i have the chat

[8:40 PM] Dana

Yes LV will lose its missing middle

[8:40 PM] Carolyn Ryffel

I have chat

[8:40 PM] Lily Wang

And so they are not seeing CHats because Teams needs to be installed.

[8:41 PM] Donald Hodgen

Yes you need to completely install Teams on your machine

[8:41 PM] James Churbuck

The feedback collection mechanism is not oriented towards capturing dissent.

like 2

[8:41 PM] Danny Smith

Is there a household income range for missing middle?

[8:41 PM] Lily Wang

Somebody needs to tell these folks to click on the speech balloon.

[8:41 PM] Ron

I didn't feel like Rapha's concerns and questions were addressed. If I understood, she is concerned about neighbors selling to developers and then applying for a zoning change or concessions. Even if her house is spared, her neighborhood is changed as a result. Could you please address that?

Like Rapha, my neighborhood is adjacent to the corridor. In our neighborhood there is a new street planned. That in itself would eliminate houses and change our house. Could you address this please.

like 2

[8:42 PM] Michelle Winters

The corridor needs to meet the future needs of the entire county, including future residents, not only the specific concerns and fears of people living there right now

like 5 heart 1

[8:57 PM] Dana

Thank you Eric! Well said. That's it

heart 2

[8:57 PM] Jason Harrier

Jane is dead wrong. The county should be supporting and listening to the folks living here right now. They work for us. We live here. These are our homes and families.

heart 1 like 2

[8:57 PM] Arlington Resident

100% agree with Eric

heart 1

[8:58 PM] Jason Harrier

Thanks, Eric!

heart 1

[8:58 PM] Kerin, Susane Marie Santiago

The use of the word "tolerable" is a red flag.

like 1

[8:59 PM] Felicia Swanson

I live and own here, but agree with Jane's sentiment. Arlington is a small county so we the current residents are not the only ones who care about the corridor.

like 1

[8:59 PM] Tom Piwowar

Tolerable is too close to intolerable.

[9:00 PM] Andy

Thanks Radha.

[9:01 PM] Ben Keeney

I strongly support looking at land use types in the GLUP.

[9:01 PM] Danny Smith

Great point

[9:01 PM] Jane Zimmerman

Felicia Swanson

I live and own here, but agree with Jane's sentiment. Arlington is a small county so we the current residents are not the only ones who care about the corridor.

I live on one of the highest elevations in the County. If I were living downhill from me, I'd be attending this meeting for fear of being flushed away by PLB. It has already happened to our neighbors in Ballston, Westover, and Tara-Leeway Heights.

[9:01 PM] James Churbuck

Not that this has happened here, but county employees shouldn't be telling Arlington taxpayers what's tolerable as regards to the extent of development that impinges on homeowners. That's a political question.

like 2

[9:01 PM] Radha

Tom, I agree. We moved to arlington from DC for that reason!

like 1

[9:02 PM] Stephanie D

hearing and listening are two different things

like 2

[9:02 PM] Pamela Gillen

I am in favor of improving Langston Boulevard, adding new businesses and restaurants and services, significantly improving the sustainability, and of adding more diversity housing types than single family homes that occupy 73% of all Arlington County land.

like 3 angry 1

[9:02 PM] Tom Piwowar

Would you like a Home Depot to replace Cherrydale Hardware?

like 1

[9:03 PM] Anne Bodine

See Arlingtonians for Our sustainable future PLB page for more info that reflects Radha's, Jon's, Jane's, Rick's Jeremy's and many other concerns expressed tonight. <https://www.asf-virginia.org/plan-langston-blvd>. I strongly echo Radha' concerns about zoning, once the GLUP is changed, it alters the dynamic in favor of developers

heart 1

[9:03 PM] Bill Braswell

Ms. Alfonso, we keep speaking about this being a 30 year plan. I suggest that the comments tonight do not represent the concept that this is a 30 year plan, but rather what "I" want today or wanted improved yesterday. I suspect that we citizens may have a concept of what we want today, but we have no idea what Langston Blvd NEEDS TO BE in 10 years much less 30 years. Further, comments are about my tiny part of Langston Blvd. rather than a comprehensive approach. Let's start thinking comprehensively about where we need to head and how to get there. Two examples: (1) will working from home be primary? (2) will much of the things I buy be ordered online and delivered to me. Let's have a thought process about what some of the improvements will occur between now and 10 years from now, much less 30 years from now. If we are talking about a 30 year plan, how many of us will be living in senior housing. In 10/20 years how many of us will want our single family homes, when our children have moved elsewhere. How many of us will move to Florida to get out of this brrr cold climate or elsewhere with our very humid climate in summer? Thank you for considering the future, not just today.

like 1

[9:03 PM] James Churbuck

"We won't be here when this plays out" sounds like passing a burden onto the next generation.

[9:04 PM] Jane Zimmerman

Pamela Gillen

I am in favor of improving Langston Boulevard, adding new businesses and restaurants and services, significantly improving the sustainability, and of adding more diversity housing types than single family homes that occupy 73% of all Arlington County land.

Many of the businesses which will be pushed out are Black-owned, family-owned, immigrant-owned. They are also my neighbors who live here.

like 1

[9:04 PM] AG

Respectfully sir, some of us are trying to plant our roots here. This may be a bit simplistic to you so please do not dismiss our concerns

[9:05 PM] Jon Obenberger

Kudos to the Arl Co staff for working late tonight to take all of the verbal questions! Appreciate the hard work and extra effort tonight. The dialog tonight is fantastic.

like 2

[9:05 PM] Stephanie D

Like all of GlebeWood which is targeted

[9:05 PM] Radha

Thanks, Anne. I would love to chat further. I am deeply concerned and do not feel like our concerns have been translated into meaningful changes to the plan.

[9:05 PM] Jason Harrier

They have not! I live in a targeted area and have not been contacted. Nobody at all in Lyon Village was contacted prior to the previous two options being presented.

like 1

[9:06 PM] Arlington Resident

How did you reach out to residents though?

[9:06 PM] Jason Harrier

They didn't. We found our on NextDoor after the proposed options were presented.

like 1

[9:06 PM] Tom Piwowar

Jon, think of it as penance.

[9:06 PM] AG

Exactly! I heard about this plan on nextdoor. Let's be real about consultation here

[9:06 PM] Kerin, Susane Marie Santiago

I asked the Lee Hwy Alliance about communicating with the residents back in 2016. They mentioned the website. That is not a communications plan.

[9:06 PM] Stephanie D

Nor did I when they county in the dark of night created Housing Conservation Districts without telling the owners in those districts.

[9:07 PM] Kerin, Susane Marie Santiago

And the communications problem has still not been addressed.

like 1

[9:07 PM] Bill Braswell

James Churbuck, when you are in the military, you do not just try to fight for today, but even more important we must plan and make happen what makes the battlefield better for those who come after us.

[9:07 PM] Radha

I live in a targeted area as well and despite numerous attempts to be added to the mailing list, I still don't receive notice of these meetings

[9:07 PM] Jason Harrier

The county is essentially saying, "GLUP you!"

laugh 1

[9:07 PM] Dana

I hear you Jane. What will be done for businesses?

[9:08 PM] James Churbuck

There's more consultation for a sidewalk in your front yard than a high-rise in your backyard.

[9:08 PM] Jane Zimmerman

Bill Braswell (External)

Ms. Alfonso, we keep speaking about this being a 30 year plan. I suggest that the comments tonight do not represent the concept that this is a 30 year plan, but rather what "I" want today or wanted improved yesterday. I suspect that we citizens may have a concept of what we want today, but we have...

I've lived 30 years in Arlington. I moved from my home 1 block from the Virginia Square metro stop because I wanted a less dense and urban environment as my family grew. I'm planning to renovate my 75 year old home so that my spouse and I can age in place for the next 30 years, in my walkable neighborhood, where I go to Bill's Hardware for whatever I need to maintain the home, Minerva Express for lunch or a few groceries, or any of the salons on Langston to get our hair cut. So yes, I have 30 year vision.

[9:08 PM] Arthur, Ben

i think it's important to keep in mind that the change will be gradual, over decades. R-B was rezoned in the 1960s and it's still not fully built out. most of us won't be around to see any changes.

[9:09 PM] Tom Piwowar

Can the property owner ask that their property be down-zoned in the GLUP?

[9:10 PM] James Churbuck

"It'll develop slowly" seems at odds with the experience of Columbia Pike and Clarendon like 1

[9:10 PM] Anne Bodine

you are scaring people with by-right and current zoning possibilities when what you are proposing in Scenarios A and B would be exponentially more intense. Please release your new height and new residential scenarios as soon as possible to reassure residents, thanks heart 1

[9:10 PM] Alisa Cowen

Glebeewood residents have a valid point. Why are currently existing "missing middle" housing areas targeted for up-planning to future higher densities? Are the people now living in those homes and paying taxes today not as valued as much as the future apartment residents?

heart 1

[9:10 PM] Arlington Resident

Can you please share the updated plans/maps???

[9:11 PM] Stephanie D

Yes! How do I invest in my home when I don't know how the value is impacted with these decisions by the county.

like 1

[9:11 PM] Jane Zimmerman

Arthur, Ben (External)

i think it's important to keep in mind that the change will be gradual, over decades. R-B was rezoned in the 1960s and it's still not fully built out. most of us won't be around to see any changes.

My neighborhood is so livable for young families and retirees that I plan to stay here for another 30 years. That's why I don't want Area 3 and my home re-zoned for mixed commercial-residential use 2 blocks past Langston Boulevard. I'm not opposed to change and improvement, but this process is mixed up, to put it too kindly.

[9:11 PM] Radha

Is there any sort of organized group or forum for concerned residents?

like 1

[9:12 PM] Arlington Resident

Your feedback on those plans will not include any comments from those that found out about this plan since this summer

[9:12 PM] Radha

How can we better and more consistently organize to ensure that we are not ignored as our feedback has been to date?

like 1

[9:12 PM] Stephanie D

The board is notorious of making these changes in December or July when residents are not paying attention, so beware.

like 2

[9:12 PM] Tom Piwowar

Can the timeline be change to not have a hard end date? How about taking the time to get it right. It will be ready when it is ready.

like 1

[9:13 PM] Radha

Is there a way for all of us to more continuously engage?

like 1

[9:13 PM] AG

So what is the intent of the plans then? Your plan replaces my home and turns my street into a road, eliminating 15 single family homes

angry 1

[9:13 PM] Jane Zimmerman

The speaker is correct. The plan shows a new street running thru my house and my neighbors' on the 2200 block of North Columbus. Kindly take that OFF the PCP -- OK?

[9:14 PM] Lily Wang

I moved into Arlington in 1977, went to elementary, middle and high school there. The only thing nice about Lee Highway was the Heidelberg Pastry shop. It was and still is a road prime for strip malls.

[9:14 PM] Radha

Jane, same for us. It is alarming!

[9:14 PM] AG

This is poor planning and causing a lot of stress to impacted homeowners. Please do not be tone deaf and be more inclusive and especially target people that are directly impacted by your plans

[9:14 PM] Anne Bodine

Pam Gillen, the statistic of 73% is incorrect as you cite it. That figure is 73% of land zoned residential is zoned for only single family homes, however, this misses the bigger point that there are already up to 50% of multifamily and missing middle in these neighborhoods so the single family homes don't ACTUALLY occupy 73% of the land of the county. It's a very important distinction. Also, missing middle houses will be townhomes, most likely, along LB, and they will likely go for over \$1.2 million as condos, if you compare with \$900,000-\$1.3m currently being built in other areas.

[9:15 PM] Jon Obenberger

To the Arl Co staff, we will buy you a beer or glass of wine at our next neighborhood block party for working late! :)

[9:16 PM] Danny Smith

Great points, Tony
like 1

[9:16 PM] Eric Jones

Well said Tony
like 1

[9:16 PM] Mac MacKenzie

nicely said

like 1

[9:17 PM] Stephanie D

Tony, great summary
like 1 heart 1

[9:17 PM] Michelle Winters

This has been a long multi year effort that started with many in-person community meetings where people sat around tables with markers sharing their homes and desires.
like 2

[9:17 PM] Peter Schmidt

Right on, Tony

like 2

[9:17 PM] AG
Well said Tony
like 2

[9:17 PM] Jason Harrier
Bingo, Tony!
like 1

[9:17 PM] Michelle Winters

Michelle Winters

This has been a long multi year effort that started with many in-person community meetings where people sat around tables with markers sharing their homes and desires.

Hopes

[9:17 PM] Jane Robinson
Bravo, Tony well said.
like 2 heart 1

[9:17 PM] Tom Piwowar
+1 Tony!
like 1

[9:17 PM] Jane Zimmerman

Arlingtonians for Our Sustainable Future has been a great way to organize. It's all volunteer and represents the entire county. It is fact and evidence based in its approach. Their volunteers helped me a lot!

[9:17 PM] James Churbuck
The two options came across as an imposed solution that will slow roll or pave over community input.
like 1

[9:17 PM] Kerin, Susane Marie Santiago
+1 Tony

[9:17 PM] Paul and Mary

Well said, Tony!
like 1

[9:17 PM] Jane Zimmerman

Huzzah Tony!

like 1

[9:18 PM] Duke Banks
Thanks Tony!

[9:18 PM] Kerin, Susane Marie Santiago
James Churbuck, I agree.

[9:18 PM] James Churbuck
The outcome needs to be a changed plan and a changed planning process.

[9:18 PM] Ben Keeney

Sort of agree with Tony - EVERYONE wants to improve the corridor but there's no reason to overly favor SFH's in the process.

like 2

[9:18 PM] Kerin, Susane Marie Santiago
James, I agree. (my like buttons aren't functioning.)

[9:18 PM] Jane Zimmerman

For the thousandth time, it's not CHANGE to which we're opposed. It's the deeply flawed PLB.

like 1

[9:19 PM] Jon Obenberger
Tony - well said.
like 2

[9:19 PM] Stephanie D
I know my buttons didn't either to say thanks to all the comments.

[9:19 PM] Tom Piwowar
Change for the better is fine with us. Not the other kind of change. Many changes in Arlington have not been for the better so far.

like 1

[9:19 PM] Radha

I want to be very clear that this should not be dismissed as people who are "afraid of change." There are serious concerns here about the impact--logical concerns about population density, traffic, parking, negative impacts to residential neighborhoods, etc.

heart 1 like 2

[9:19 PM] Danny Smith

Yes, Jane. Exactly

[9:19 PM] Deirdre Dessingue

Well said Jane Z.

like 1

[9:19 PM] Jason Harrier

Exactly, Radha!

like 1

[9:19 PM] Kerin, Susane Marie Santiago

Agree with Rhada.

like 1

[9:20 PM] Radha

I think we have made very clear about what we find intolerable. The question is, whether our concerns are being heard

like 1

[9:20 PM] Stephanie D

Yes Jane1

[9:20 PM] Jane Zimmerman

Please don't talk down to us when you say that you'll move forward and "change is hard."

like 1

[9:20 PM] Radha

+1 Jane

like 1

[9:20 PM] James Churbuck

+1 Jane

like 1

[9:20 PM] Tom Piwowar
+1 Jane

[9:20 PM] Kerin, Susane Marie Santiago
Happy Holidays.

[9:21 PM] Tom Piwowar
Yes feedback summary needs rewrite.

[9:21 PM] James Churbuck
Truth in reporting...

[9:21 PM] Michelle Winters
The people speaking were negative, many are very supportive
like 1

[9:21 PM] Dana
So much overreach

[9:22 PM] Tom Piwowar
Don't tell us that the "silent majority" supports PLB.

[9:22 PM] Dana
Never imagined the OVERREACH!!!

[9:22 PM] James Churbuck
The past few years have done everything they can to suppress dissent

[9:22 PM] Dana
How did Highway end up deep into the neighborhood

[9:23 PM] [REDACTED]
[REDACTED]

[9:23 PM] Lily Wang
Columbia Pike is our future if you don't get a plan together.

[9:23 PM] Dana
Yeah make Lee Highways better is fine! Paving neighborhoods under not good

[9:23 PM] Tom Piwowar
The plan was originally presented as narrowly focused on LB. The was a good idea. Then we got something else.

[9:24 PM] Jason Harrier

That's a lie. This was based on like 50 people circling our houses with markers at a "community meeting" 4 years ago. They intentionally didn't make this easy to learn about or engage in prior to the two plans being released.

[9:24 PM] Dana

Yes. What Tom said.

[9:24 PM] James Churbuck

A website and a charette are not a communication plan.

laugh 1

[9:24 PM]

Chat has been turned off for this meeting.

[9:27 PM]

9:27 PM Meeting ended