

07.25.2023

LRPC Hybrid Meeting

Draft Langston Boulevard Area Plan

Updated Public Comments Received Prior to Meeting (07.25.2023)

1. The Draft LB Plan 6/23 increased the designated height of 1501 Langston Blvd to 10 stories, tiered to 7, then to 5. The Preliminary Concept Plan 8/22 had 7 stories tiered to 5. This is one of the few sites along LB that had the height increased. This increase in height and the increase in traffic at an already dangerous intersection (N Oak and LB) will negatively impact the livability of this community. The proposed building is too high, too close for our residential community of town homes.

2. The draft PCP will enable more meaningful development of Langston Boulevard than what is currently permitted. It's important to guide future development in a positive, purposeful way. By leveraging proximity to transit and existing activity centers, it will be possible to reduce travel times and air pollution and provide a broader range of housing types. New retail - and streetscapes - will bring vitality to what are now aging strip centers. I support the Plan.

3. Updating Stormwater Systems along the corridor is vital. Incentivizing redevelopment in key locations is essential to this goal. Lyon Village Shopping Center sits at a critical downstream location and the relocation of box culverts under the property and creation of overland relief as described in the plan can only occur if the property is able to economically redevelop with sufficient density to offset these significant investments in both dollars and land.

4. I call on the LRPC to commit to further study for the planned changes to 1501 Langston. County Data shows this intersection is among the 69 most dangerous in the entire County (2017-2022). 3 of my neighbors have been maimed or killed at nearby Langston intersections. Doubling the height recommendation for this site is far too extreme a change, and has serious implications for the safety and livability of existing residents. Proceeding with the plan as written will cause irreparable harm.

5. I am a resident on the Boulevard and a Board Member of the Langston Boulevard Alliance. I am reasonably satisfied that the planning effort has been done as well as a government run process can be done. Having lived on the corridor for over thirty years I have seen little change. My hope is the adopted plan will lead to fewer; 7-11's, used car lots and gas stations. Improved tree canopy, landscaping, traffic calming and open space mixed with new commercial and residential spaces will be great!

6. Transportation: All of Langston Blvd should be classified as a "Primary Street". Page 90 shows a segment of LB as being "blank" - but that should be "PROPOSED" primary street. A lane should be reduced in Area 5 to promote pedestrian/bike/car safety similar to what was recently provided close to Rosslyn; no section of LB should have more than two lanes of vehicular traffic. Intersection safety is critical, and the entire LB corridor is lacking in this aspect - especially Area 5.

7. The Draft LB Plan 6/23 manifests a height increase for the building located at 1501 Langston Blvd from 7 stories to 10 stories from previous drafts. As a homeowner in the Palisades Park Community, I am extremely concerned that increased height allowances will negatively impact critical issues related to traffic congestion, as well as motorist, pedestrian and bicyclist safety. That specific intersection (i.e. N Oak Street and Langston) is already a safety hazard and increasing the height allowances to 10 stories

will further exacerbate serious safety issues. Thank you for considering to lower the height allowances to its current height (e.g. 5 stories) as a demonstration of your commitment to safety. Your efforts are appreciated.