

Rachel LaPiana 7:01 PM

Welcome to the Plan Langston Boulevard Area 5 Meeting. Tonight's meeting is being recorded. The chat will open for the Q&A portion of tonight's meeting. If you prefer to ask questions in the Teams chat, you may do so, but please remember that the chat is not visible to those who have called in to the meeting, so please do not use the chat for general comments or side conversations. Please use the same respectful tone in the meeting chat that you would while speaking. The full chat transcript will be posted on the public website.

Jon Obenberger (Guest) 7:44 PM

How can I get a copy of the analysis conducted on the traffic flow on Section 4 and 5 of Langston Blvd?

Jason Harrier (Lyon Village) (Guest) 7:44 PM

The poll makes it impossible to tell which option you are choosing. It just shows "I would like to expr..." I am pretty sure I voted for both of those answers.

Lee B (Guest) 7:45 PM

What is being done about allowing for PUBLIC parking lots at a reasonable price or free like Shirlington to encourage folks to visit and not private lots at high prices. There needs to be allocation for parking in these high density areas for residents.

like 1

Matt M 7:46 PM

Why are private homes being turned into public spaces? What gives arlington county the right to do this, and why is this even part of ANY plan?

Jim Schulman, ARC (Guest) 7:47 PM

I have heard very little about policies to support existing community-serving small businesses. I fear that the much higher densities proposed will push out small businesses. Have you integrated community economic development PRESERVATION into this plan?

like 1

Lee B (Guest) 7:52 PM

Should residents be able to vote on these major changes that impact their neighborhoods and living environments. Residents pay taxes.

Jon Obenberger (Guest) 7:58 PM

AECOM is a significant financial sponsor of the Langston Blvd Alliance. How can AECOM be allowed to continue to provide to this study when they are on record to supporting study.

Jim Schulman, ARC (Guest) 7:59 PM

I find it odd that the tallest building heights are recommended up against I-66. Could it be that views of the Potomac River for luxury apartments is the motivating factor there? If Langston Boulevard wants to

be the Green Street around which economic development is organized, the tallest buildings should be clustered at major intersections there.

Joe Taylor (Guest) 8:01 PM

There has been consistent strong opposition from residents to the proposed E-W from Lorcom Lane and Spout Run to Veitch St in North Highlands. This would funnel commuter traffic through our neighborhood. This commuter road greatly increases impervious area, would require demolition of substantial affordable housing, would require residents walking from the Northern part of that area to Langston Blvd. to cross yet another busy street. And instead of listening to residents and removing this road, the road is now shown plowing through McCoy Park destroying a large part of it. We don't want this road which appears to be the two lanes that you plan to remove from Langston Blvd. Let's be clear, we don't want it.

charles henkin (Guest) 8:03 PM

I would like to know why the more specific traffic analyses Jon Obendorfer asks for are not done BEFORE the recommendation is made to go from 3 to 2 lanes. Ms. Calkins can address this perhaps. Is the cart going before the horse in order to respond to bicycle advocates and an urbanized vision?

Jacqueline Lewellyn (Guest) 8:06 PM

Is the plan contemplating one lane of vehicular traffic on Langston during peak rush? This will be really problematic. I don't agree with more bike space at this part of Langston -- especially when it is very hilly over here and not everyone is in a condition to bike or walk up hill (chronic conditions or other mobility limitations)

Lee B (Guest) 8:07 PM

If you look at a need for emergency evacuation or when GW Pkwy and other major arteries have accidents - the 3 lanes on Langston are a MUST.

Patrick Brennan 8:07 PM

please let others ask ONE question or concern

Kimberly & Peter Schmidt (Guest) 8:07 PM

Agreed, others of us have questions.

Jon Obenberger (Guest) 8:08 PM

Suggest no decision should be made by Arl Co on land use, density, or other changes until the actual costs are quantified and impacts assessed. In many cases it is not even reasonable and feasibility to consider key aspects of your concept for area 5 because of Arl Co doesn't have the \$ in future CIPs, the timeline to construct based on limited ability of Arl Co to fund improvements, and limited ability of property owners to contribute the \$ for the improvements.

Lee B (Guest) 8:12 PM

But can the plan be changed to address parking

Jon Obenberger (Guest) 8:12 PM

What would be needed in the area north of Langston Blvd between Spout Run and Vietch to support transit oriented development? If your assumption is people are going to walk to Langston Blvd to take the bus or walk to Courthouse or Clarendon - why is the justification for the local street network needed north of Langston Blvd

Jon Obenberger (Guest) 8:14 PM

To say residential edges have been removed is not correct. This statement has incorrectly been made several times during today's meeting - there is still a proposed strip of 4 story buildings south of Langston Blvd in Lyon Village.

Jon Obenberger (Guest) 8:19 PM

What assumptions did you make with trips using Danville Street and other streets using the proposed extended street network north of Langston Blvd versus using Langston Blvd to get to Spout Run. The local street network north of Langston Blvd will result in trips diverting to local streets in a matter they do not now, as 2 lanes will be congested between Danville St to Spout Run..

Jon Obenberger (Guest) 8:23 PM

Langston Blvd is a truck route, on the national highway system, a key strategic corridor for the VDOT. Going to 2 lanes on Langston Blvd from Vietch to Spout Run will cripple traffic on this section. The impacts of traffic using the local neighborhoods and other streets (Wilson Blvd, Clarendon Blvd). You will need an environmental impact statement to even consider going to 2 lanes vs 3.

Matt M 8:23 PM

Please consider how charming Ballston or Columbia Pike is, with their new density and their wide sidewalks. Who is just ambling up and down Glebe? Wide sidewalks and tall buildings don't magically create walkability if there is no character and no charm.

Joe Taylor (Guest) 8:24 PM

Can we get a copy of the preliminary cost estimate for the preliminary plan for the street grid for North Highlands including planning, right of way acquisition, moving utilities, new intersections, and construction?

Jacqueline Lewellyn (Guest) 8:25 PM

During rush hour, will Langston be one lane for vehicles because the second lane will be for buses and/or HOV?

Jon Obenberger (Guest) 8:27 PM

Ryan - your answer to the TOD development justifying the local street network north of Langston Blvd is not sensible and incorrect. Going from 3 lanes to 2 lanes to justify the local street network is only to divert traffic through that area vs on Langston Blvd because there will be severe congestion on Langston Blvd. A specific explanation is needed based on facts and not conjecture on why the local street network is needed if its sole purpose to attract trips off of Langston Blvd isn't the objective. This is why seeing

the details of the assumed trips using these streets is needed, so if trips are going to use the local streets in Lyon Village - people understand your assumptions.

Jon Obenberger (Guest) 8:30 PM

Dense development is being proposed in hopes of a trade off to try and get the developer to pay for all of the infrastructure identified in the plan that Arl Co wont have the \$ to pay for in future CIPs. This is a key part of the study that isnt transparent to residents.

Ben Keeney 8:31 PM

Overall, I support the PCP studies and proposals and I strongly support the lane reduction being proposed between Spout Run and N Veitch Street – that should be extended so that it’s two lanes all the way down to the portion of Langston Blvd along Rosslyn that currently has two lanes.

Comments: I think some improvements could be made to the eastern portion of Langston Blvd where the large retaining walls exist. One idea could be to underground more of I-66 and cover it with park land or even buildings, similar to the Gateway Park or the Capital Crossing in DC.

Jacqueline Lewellyn (Guest) 8:34 PM

The Italian Store probably won't be able to afford the new lease.

Kimberly & Peter Schmidt (Guest) 8:36 PM

If the rent isn't controlled it'll all be chains

Jacqueline Lewellyn (Guest) 8:39 PM

Thanks for taking my !Q

Jim Schulman, ARC (Guest) 8:45 PM

Note: There can also be inequity in up-zoning!

Kimberly & Peter Schmidt (Guest) 8:53 PM

This is not all true - the parking lot behind the Lyon Village apartments is currently zoned R-6 and is being rezoned

Nancy kilpatrick (Guest) 8:54 PM

What of air quality considerations with increased density and increased cars for residents of a 15 story bldg built over a waterway?

Lee B (Guest) 8:59 PM

The emphasis is on 'agree' and 'consensus'

Kimberly & Peter Schmidt (Guest) 9:11 PM

The "vision" shows two separate buildings on the parking lot behind the Lyon Village apartments. The color code for those two buildings indicates mixed use.

charles henkin (Guest) 9:14 PM

regional air quality argument is totally bogus. EVs and hybrids will resolve emissions well before the time frame of PLB

Rachel LaPiana 9:14 PM

Jacqueline Lewellyn (Guest) 9:14 PM

Thank you for taking the time to present to us and take our feedback.

Rachel LaPiana 9:14 PM

Plan Langston Boulevard Preliminary Concept Plan Feedback Form ([openforms.com](https://www.openforms.com))

Lawrence Greenfield 9:15 PM

I'm a little bit confused. Some of the answers have been worded such that they suggest this plan has already been approved by the County Council. But some answers suggest there has not yet been approved. So, which is it? I'm uncertain.

charles henkin (Guest) 9:17 PM

thanks again. will leave now.

charles henkin (Guest) 9:18 PM

sorry Ginger. will see u at LBA and tours

Rachel LaPiana 9:18 PM

<https://www.langstonblvdalliance.com>

Beth Amedeo (External) 9:19 PM

Thank you!

ArlResident (Guest) 9:19 PM

What County Board Members support this concept plan? We, as long term residents, do not support this plan nor do we support your stated beliefs, ideas, visions, ideas or concepts for our neighborhoods. Many of your assumptions are based on your vision for our community and is not representative of those who move here for what is wonderful about Arlington.