



September 17, 2026

Matt de Ferranti, Chair
Arlington County Board
2100 Clarendon Boulevard
Arlington, VA 22201

Subject: September 19, 2026 Meeting Agenda Item 50: Air & Space Force Association Site
Redevelopment, 1501 Langston Boulevard

Dear Chair de Ferranti and Members of the Arlington County Board:

The Arlington County Civic Federation is writing to recommend and request that you ensure that the basic information on the General Land Use Plan (GLUP) and the zoning for the site at 1501 Langston Boulevard are transparent and accurate for you, the applicant, and members of the public. Our comments and recommendations are based on the fundamental principle of transparency and reliable procedures for public engagement, as detailed in our Resolution to Improve Planning and Zoning Policy and Processes adopted on June 10, 2025 ([APPROVED Resolution \[PDF\]](#)). Accurate documentation of the actions and processes is critical.

Based on extensive research of Board-adopted documents in years prior to and including 1987, 1993, and 2002, we believe that the information in the Report to the Board and in the material presented to the Planning Commission and at Site Plan Review Committee (SPRC) meetings does not accurately reflect the adopted GLUP and existing GLUP designations for the property. Furthermore, although staff statements indicate that there is an “error” to be fixed by assertion, we believe there are substantive inaccuracies and disagree with staff on both what should be changed and how it should be changed in order to ensure an accurate documented record of Board action. A process that is not based on a validated accurate GLUP cannot ensure that the results conform to the GLUP guidance. The lack of clarity has multiple impacts on the outcomes. Most notably is the potential giveaway of a County asset: the conversion of a long-standing “Public” GLUP designation to a development-oriented designation without a requirement for the developer to provide specific benefits in return, benefits that themselves have been made clear in the Langston Boulevard Area Plan and are intended to redress these substantial plus-ups in land use along that corridor.

This process of using conflicting GLUP statements with staff -- and the Board via its approval of a Request to Advertise a GLUP amendment on July 21 -- supporting an uncompensated GLUP change (that was also omitted from all SPRC review) potentially establish several negative

precedents, calling into question the transparency and “regularity” of the process. Poor results at this site are likely to reverberate along the entire corridor, if not beyond.

First, CivFed asks you to defer the discussion of Agenda Item 50 on the Air & Space Force Association Site Plan Redevelopment, GLUP amendment, and use permit and refer the issues to the County Attorney to resolve in conjunction with staff. We ask that they take into account conflicting versions of previous Board decisions, by staff and others, including CivFed, and determine which is the determinative GLUP for each part of this parcel. This report should include recommendations for any Board action that may be required as a result of this review.

Second, once the County Attorney and land-use experts have reviewed the legal and technical issues definitively and have determined any legally appropriate actions for the board that may be needed, we also ask that an additional SPRC be scheduled to review those findings with the applicant and the community and how they impact this site plan.

We believe this expedited review process would improve not only transparency but also confidence in the reliability of the process for both the Board and the public and produce a better outcome for all parties. In short, we need a better approach -- for the developer, the County and the community -- to resolve disputed issues and to preserve a legal and transparent process to address any remaining issues for this Major Site Plan Amendment, thus allowing it to proceed based on a clear, factual, well-documented and legally vetted understanding of the land use from which all other development options flow.

Sincerely,

NJ Giacobbe, Jr.

Nicholas J. Giacobbe, Jr.
President

cc:

Mason Kushnir, Arlington County Board Clerk
Mark Schwartz, County Manager
David Smith, CivFed Board Chair