



February 20, 2026  
Matt de Ferranti, Chairman  
Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, Virginia 22201

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

I write on behalf of the Yorktown Civic Association regarding the proposed Leckey Gardens redevelopment project, specifically addressing the issue of developments' height transitions to adjoining lower-density residences and parking availability.

Because this issue will be relevant for civic associations all along the Langston Boulevard corridor for many new developments, the Yorktown Civic Association emphasizes that any multi-story development should reflect “context sensitive development that *transitions gradually* to the surrounding context.”<sup>1</sup> Because of the corridor’s narrowness, a “gradual” transition may be difficult to achieve on some lots. When multi-story developments adjoin or are across the street from lower-density residential areas, developments should “transition in scale, height, and character appropriately to adjacent neighborhoods.” This commitment to reasonable transitions includes “upper story step backs above four stories.”<sup>2</sup>

Here, the height transitions push the limits of what is a “gradual” transition or an “appropriate” scale. The “upper story step backs above four stories” begin just ten feet from the shortest part of the proposed structure along North 20th Street—barely the width of a sidewalk and utility strip. According to the latest available plans, this portion of the development includes four levels and two parking levels before quickly transitioning to additional levels.<sup>3</sup> Neighboring residents have raised reasonable concerns about these abrupt transitions, and those concerns should be meaningfully reflected in the final design.

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<sup>1</sup> Arlington County, *Plan Langston Boulevard Area Plan*, at 66 (Nov. 11, 2023), *available at* [https://www.arlingtonva.us/files/sharedassets/public/v/3/projects/documents/plan-langston-blvd/lb-final-plan-\\_adopted-2-2-24\\_high-res.pdf](https://www.arlingtonva.us/files/sharedassets/public/v/3/projects/documents/plan-langston-blvd/lb-final-plan-_adopted-2-2-24_high-res.pdf).

<sup>2</sup> *Id.*

<sup>3</sup> Leckey Gardens, SPLN25-00007 Revised Plan Set Drawings, at 14 (Feb. 12, 2026), *available at* <https://www.arlingtonva.us/files/sharedassets/public/v/1/projects/documents/site-plan-projects/leckey-gardens/spln25-00007-leckey-gardens-site-plan-2.4.26.pdf>.

Additionally, while the civic association supports the Langston Boulevard Area Plan’s promotion of “structured and below grade parking,” but is concerned that the current site plan falls within those properties the Plan identifies as one that “do[es] not have enough onsite spaces to meet demand and rely on street parking.”<sup>4</sup> As the letter from the Waverly Hills Civic Association describes, the plan shows insufficient parking to adequately cover the property’s capacity for residents. This precedent is concerning for future developments along the corridor—especially when spillover parking will be forced to go on narrow non-arterial streets, as will be the case along most of the corridor.

During the lead-up to the Langston Boulevard Area Plan’s passage, the issue of height limits, height transitions, and parking were debated at length and with great spirit. The language in the Plan reflects the compromises that advocates for more height and advocates for less height agreed to. This site will be one of the first major developments along the corridor following the Plan’s passage and will undoubtedly set a precedent for future developments. Accordingly, the Yorktown Civic Association recommends deferring this site plan to allow further refinement of height transitions that more fully align with the Plan.

Thank you,

Zachary Newkirk,

President, Yorktown Civic Association

cc:

Mark Schwartz, County Manager

Paul Holland, President, Langston Boulevard Alliance Board of Directors

Ginger Brown, Executive Director, Langston Boulevard Alliance

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<sup>4</sup> *Plan Langston Boulevard Area Plan*, at 85 & 15.