



Housing Commission

Langston Boulevard Area Plan
*Request to Approve Area Plan,
GLUP/MTP/ZO amendments*

November 2, 2023



Plan Langston Boulevard Process – Final Phase



Requests for Adoption of Langston Boulevard Area Plan and associated GLUP, MTP Map, and Zoning Ordinance amendments for Plan implementation.



Existing Condition



Existing Condition



Existing Condition

AREA 2



Proposed Condition

AREA 3



Proposed Condition

AREA 5



Proposed Condition



Recent Engagement



Recent Public Engagement

multiple engagement strategies since release of Draft 1 (June 2023) :

- online feedback form, open houses, focus groups
- LRPC on 7/25 and 9/5
- TC on 9/7 and 10/26
- CB Work Session on 9/12
- HC on 9/14 and 11/2
- PRC on 9/19 and 10/24
- HALRB on 9/20
- FNRC 9/28
- PC RTA Hearing 10/2
- EDC 10/10
- NAIOP 10/11
- **CB RTA Hearing 10/14**
- **PC Adoption Hearing 11/1**

Next Steps

- County Board Adoption Hearing (November 11)

Key Input Themes

- Plan's Scale and extent of change and potential impacts of transformation on corridor businesses
- Plan's vision for increased housing supply and affordability
- Appropriateness of Plan's Building Height recommendations
- Historic Preservation opportunities
- Plan's elements to create a multimodal corridor and accommodate new growth
- Overall supply, access, and ownership of new public spaces
- Improving stormwater management and greening the corridor
- Plan implementation

Approved advertisement of public hearings for adoption of Langston Boulevard Area Plan and associated amendments including two revisions in the advertisement:


- ❑ Removing a policy recommendation, and associated text, that called for consideration of potential consolidation of public uses, including recreational facilities and activities, when future planning processes are undertaken to determine the long-term use and design of the corridor's public land.
- ❑ Changing the timing for consideration of timing and prioritization of review of the Cherrydale and East Falls Church adopted plans from "as to be determined through establishment of the Planning Division's Annual Work Plans" to "short term".



Policies and Recommendations for:

Built Environment

Land Use 

Economic Vitality 

Housing 

Public Schools & Facilities 

Building Form 

8. Historic & Cultural Resources 

Public Realm

Transportation, Connectivity & Urban Design 

Public Spaces 

9. Sustainability & Resiliency 

Design Principles & Guidelines for Built Environment and Public Realm



Boldly Planning For People and Power of Place 2050 – Resilient, Renewable, and Re-energized

Draft Area Plan envisions **Economic Sustainability**, **Environmental Resilience**, and **Equity** as its foundation:

- reflecting a sustainable and equitable approach to land use planning,
- supporting and strengthening the diverse commercial base,
- leveraging proximity to transit and existing activity centers to reduce travel times and carbon emissions, and
- meeting housing needs of increasingly diverse residents and household types.



Maintaining Status Quo is not viable - By-right development will exacerbate challenges:

- Expansion of impervious surfaces, increased downstream flooding and urban heat island effect, and reduced tree canopy coverage
- Fragmented streetscape improvements and unsafe area for pedestrians and bicyclists
- Overall housing supply and number of affordable units corridor-wide remain low; likely loss of MARKs (market-rate affordable housing) through renovation or by-right redevelopment
- Greater costs, more time needed, and fewer strategic private-public projects to attain stormwater detention and mitigation and enhanced transportation options.

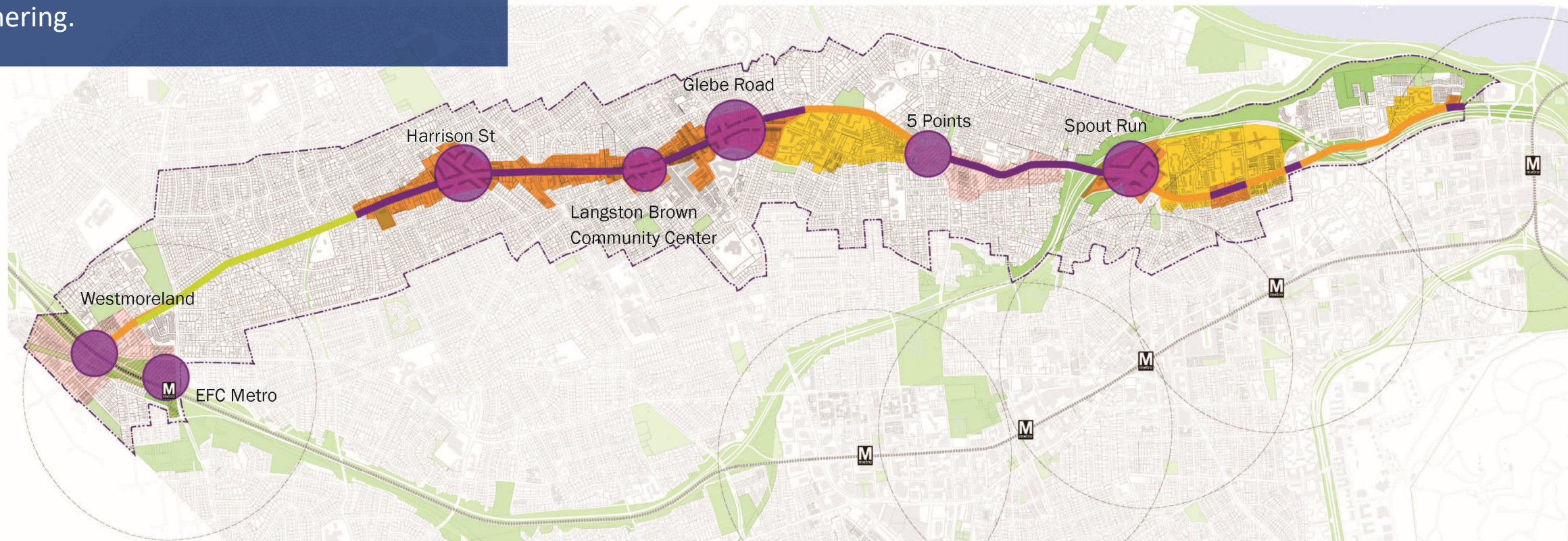
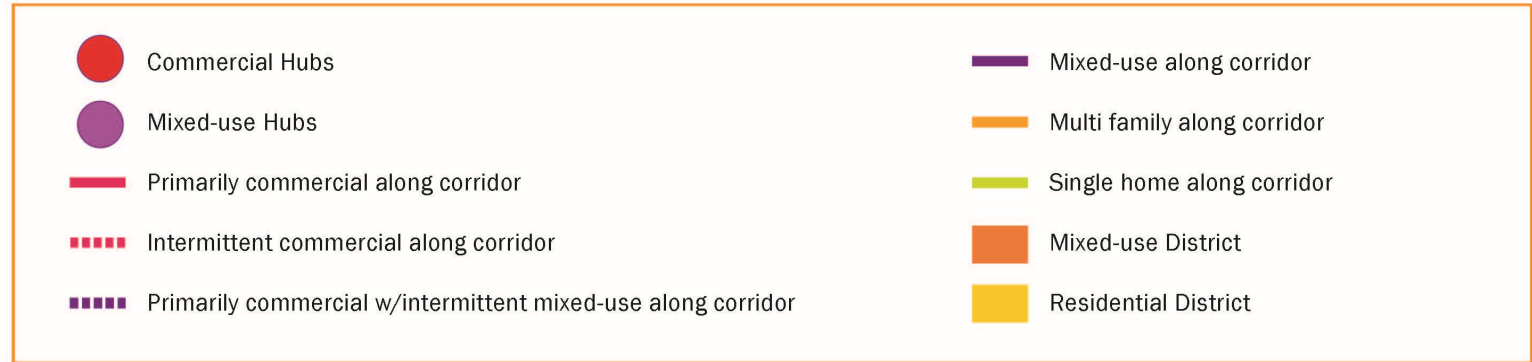
Proactively Planning For Change guides public and private investment

- Draft Area Plan, in coordination with other policies, plans, and regulations, will guide decisions for new buildings, site improvements, and other infrastructure in a coordinated way.

Future Land Use Framework

Land Use Goal:

Transform Langston Boulevard into a vibrant, green, multi-modal main street corridor through expanded land use and density that will support new households, shops, jobs, and opportunities for social gathering.



Plan's Vision for Increased Housing Supply and Affordability

Potential Ranges for Housing Supply and Affordability:

- Total units by 2075: 19,600 - 26,300
- Net new units by 2075: 9,400 – 16,100
- Total affordable units by 2075: 3,200 – 3,800

Figure 1.17 in Plan - Distribution of Affordability:*

Area	Existing CAFs	Existing MARKs (at 60% AMI)	Existing MARKs (at 80% AMI)	Total Existing Affordable Units	Potential New CAFs (at 60% AMI)	Potential New CAFs (at 80% AMI)	Remaining CAFs (at 60% AMI)	Remaining MARKs (at 60% AMI)	Remaining MARKs (at 80% AMI)	Total Potential Affordable Units (by 2075)	Net Change (units)
1	6	14	22	42 (2%)	0	0	6	14	22	42 (1%)	+0
2	11	93	0	104 (5%)	72	0	11	50	0	133 (4%)	+29
3*	40	151	366	557 (29%)	373	24	0	45	300	742 (22%)	+185
4	74	37	4	115 (6%)	0	0	74	37	4	115 (3%)	+0
5W*	132	280	460	872 (45%)	1,651	199	34	13	379	2,276 (67%)	+1,404
5E	0	10	236	246 (13%)	57	25	0	10	12	104 (3%)	-142
Total	263	585	1088	1,936 (100%)	2,153	248	125	169	717	3,412	+1,476

* Numbers included in Figure 1.17, for potential new CAFs (at 60% - 80% AMI) and total potential affordable units, are estimates based on specific assumptions only and are not intended to depict a precise quantity. Actual numbers will vary.



County Board Discussion:

- PC recommendation for additional study of Planning Area or as part of AHMP to propose other ways for preserving or building new affordable housing.
- Potential timing for conducting a housing needs analysis.
- How many affordable units would be achievable by 2040 in Area 5 West?

Staff Recommendation:

- Further study should be considered through Countywide effort related to review of AHMP.
 - Plan's implementation strategies/tools are responsive to corridor vision, balance multiple objectives, and employ available tools.
 - Increasing developers' required contribution necessitates amendment to County's Affordable Housing Ordinance (AHO) and a preceding amendment to Code of Virginia.
- Last (Countywide) Housing Needs analysis was completed in 2020/2021. Next analysis would occur no sooner than 2025.

Plan Changes to Address Input – Housing



October Final Draft:

Potential For Change - Clarification on the:

- 2015 AHMP's projection (2,500 units) - is not a target or goal and expected to be through a combination of existing and new units.
- PLB Projections for potential affordable units (CAFs and MARKs up to 60% AMI and up to 80% of AMI) along corridor*:
 - 3,400 affordable units by 2075
 - 2,000 affordable units by 2040 of which include:
 - approximately 1,000 net new units.
 - approximately 1,400 units (or 70% of total 2,000 units) affordable to households earning up to 60% of AMI, which represents 56% of the 2015 AHMP's projection.

Clarification on affordable housing expectations for base site plan and bonus density levels.

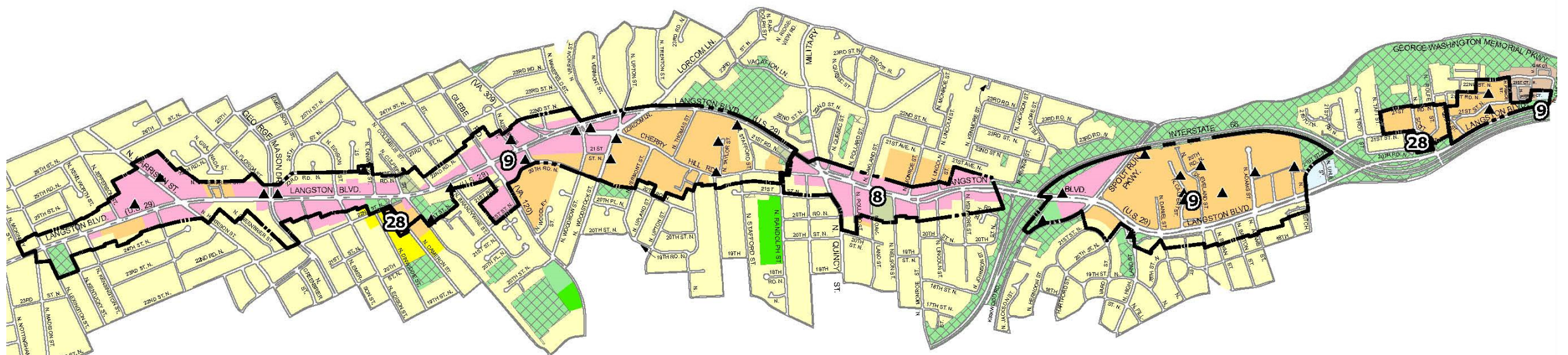
** Results did not assume potential units in the East Falls Church or Cherrydale areas or in areas where lesser development potential exists under the Plan's recommendations and affordable housing contributions may be limited.*

Implementation Recommendations

General Land Use Plan Amendments:

- Establishment of the Langston Boulevard Planning District, and accompanying narrative in GLUP Booklet
- Addition of open space triangles,
- Removal of HCD areas, and
- Removal of parcels within Cherrydale Revitalization District adjacent to areas where redevelopment has occurred per Cherrydale Plan goals.

Recommended GLUP designation changes after Plan adoption.





Implementation Recommendations

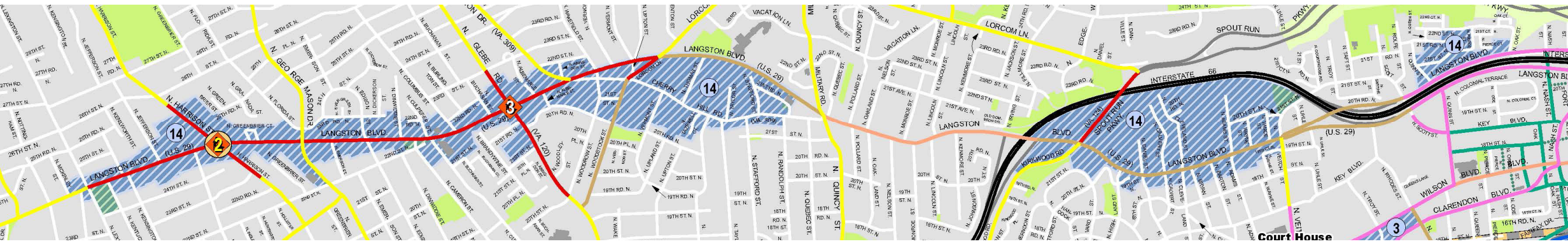


MTP Map Amendments:

- Addition of new “Areas Planned for New Streets” and Planned On Street Bike Lanes.

ZOA:

- Permission of townhouses by Site Plan only in LB Planning District and
- Clarification in the purpose section of the C-O-2.5 planning district.





Recommendations:

- Adopt immediate GLUP amendments to convey high-level goals.
- Include Future GLUP Map to guide future GLUP amendments with Site Plans and support additional affordable housing contributions; no Special GLUP Studies anticipated.
- Adapt or Develop zoning tools, after Plan adoption, for sites with limited incentives and opportunities for change.
- Allow townhouse development by Site Plan only and clarify the purpose section of the C-O-2.5 zoning district.

Outcomes:

- Opportunities to earn bonus density is limited and priority should be for critical Plan goals (affordable housing, stormwater infrastructure and LEED).
- Base density aligned with recommended GLUP designations and zoning districts, consistent with current practice, provides greater opportunities to realize important Plan goals, including on-site affordable housing.

Plan Changes to Address Input - Implementation

October Final Draft:

- Changed timing for reexamining Cherrydale/East Falls Church Plans to Mid-Term and considered with annual review and discussion of Planning Division's Work Program.
- Clarified expectations from Site Plan projects for:
 - base site plan density levels, including but not limited to:
 - on-site public space;
 - streets,
 - sidewalks,
 - streetscape upgrades;
 - utility undergrounding;
 - Transportation Demand Management (TDM); and
 - affordable housing provisions per ACZO Section 15.5.8.
 - Additional increases in density (bonus density) above base site plan density levels, including but not limited to:
 - more extensive transportation network improvements,
 - on-site committed affordable housing units per ACZO Section 15.5.9,
 - more extensive public space improvements,
 - community facilities,
 - green building design, and
 - stormwater management infrastructure.
- Clarified optional increases in density above by-right levels are allowed within maximum building height limits.

Housing Commission to recommend Adoption by the County Board of the following:

- Final Draft Langston Boulevard Area Plan
- Associated General Land Use Plan, Master Transportation Plan Map, and Zoning Ordinance amendments