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LANGSTON BLVD
local ideas ■ livable future

Project Update

Langston Boulevard Area Plan
(Draft 1 - June, 2023)

Housing Commission
September 14, 2023



Planning Process - Milestones



Deliverables

Existing Conditions Analysis Report ✓

Historic and Cultural Resources Survey Report ✓

Neighborhood Inspiration Report ✓

Land Use Scenario Analysis ✓

Preliminary Concept Plan ✓

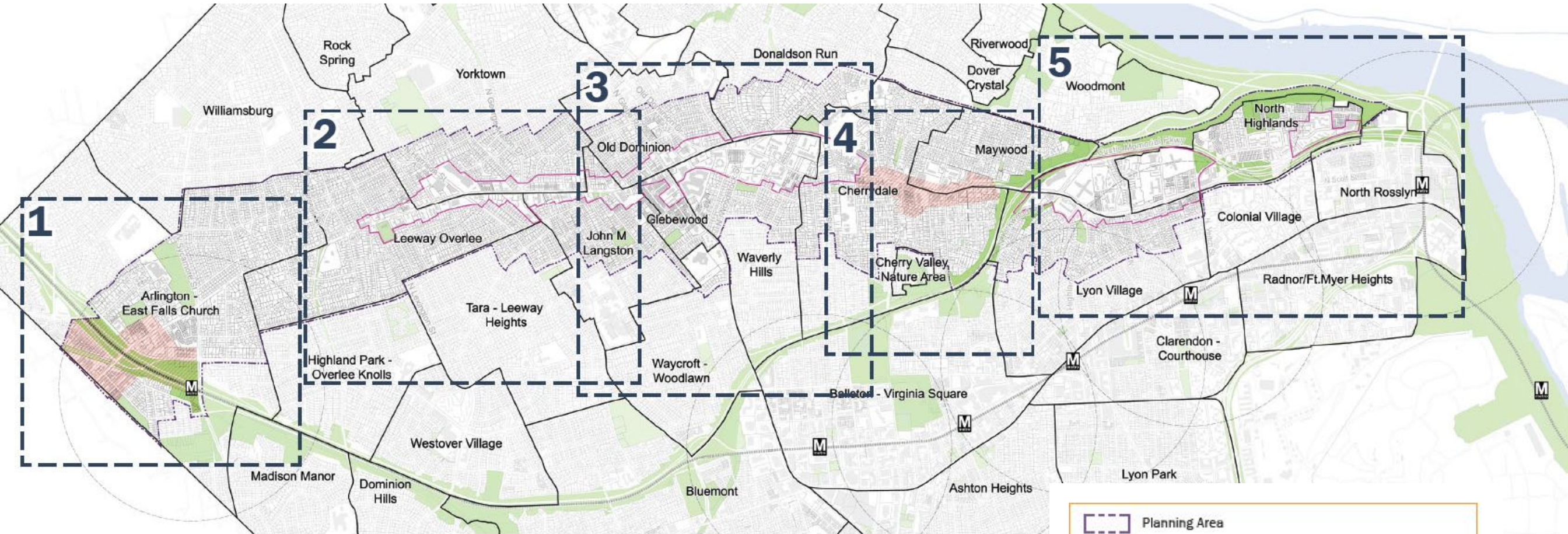
Draft Plan ✓



Final Plan
PC/CB RTA in October
Final Adoption in November



Neighborhood Areas



- Planning Area
- Core Study Area and Residential Edges
- Civic Associations
- Publicly owned land
- Previously planned special districts
- 10 minute walk radius
- Metro station



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

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

- reflecting a sustainable and equitable approach to land use planning,
- 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.



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



Housing Policies

Increasing Housing Choice and Supply

- **H.1 and H.2:** Maintain and expand residential uses and densities to expand housing choices and increase supply including multifamily.
- **H.3-6 and H.9:** Maintain and increase committed affordable units (up to 60% AMI) through renegotiated agreements, redevelopment and infill, new units or conversion of existing MARKs to CAFs, and partial or full preservation of historic and cultural resources.
- **H.7:** Maintain clusters of semi-detached, duplex and rowhouses where they don't preclude production of denser multifamily/mixed-use development and other goals, and support diverse housing supply.
- **H.8:** Accommodate rehabilitation of aging housing stock to sustain MARKS.
- **H.10:** Incentivize energy efficient/sustainable development supporting healthy living and reduced long-term and ongoing operating/maintenance costs.

Housing Goal:

Expand equitable housing choices along the corridor and welcome residents who want to age-in-place, families, young professionals, middle-income households, and households with incomes below 60 percent of the Area Median Income (AMI).

Note: Policies listed have been summarized for discussion purposes.



Draft Area Plan:

- includes commitment to advancing racial equity,
- uses County's Equity Lens to understand whether and where racial inequities exist, are being created, or are being exacerbated,
- evaluates potential benefits and burdens of promoting change, and
- includes recommendations to mitigate or minimize burdens for current and future residents.



Demographic Profile



Race and Ethnicity:

- Planning Area has lower percentages of residents of color than County as a whole, with only 29% of population identifying as people of color, compared to 40% Countywide.

Except:

- Area 5 East has 39%
- Census Tract 100800, which includes Halls Hill and High View Park, has 64%

Planning Area:

- 82% White
- 9% Hispanic Latino
- 7% Asian
- 4% Black
- 8% Other

Age:

- Planning Area is slightly older than the County as a whole, with 13% of population 65 and older, compared to 11%

Countywide. Except:

- Area 2 has 16%
- Area 4 has 15%
- Areas outside of Core Study Area have 19%



Demographic Profile



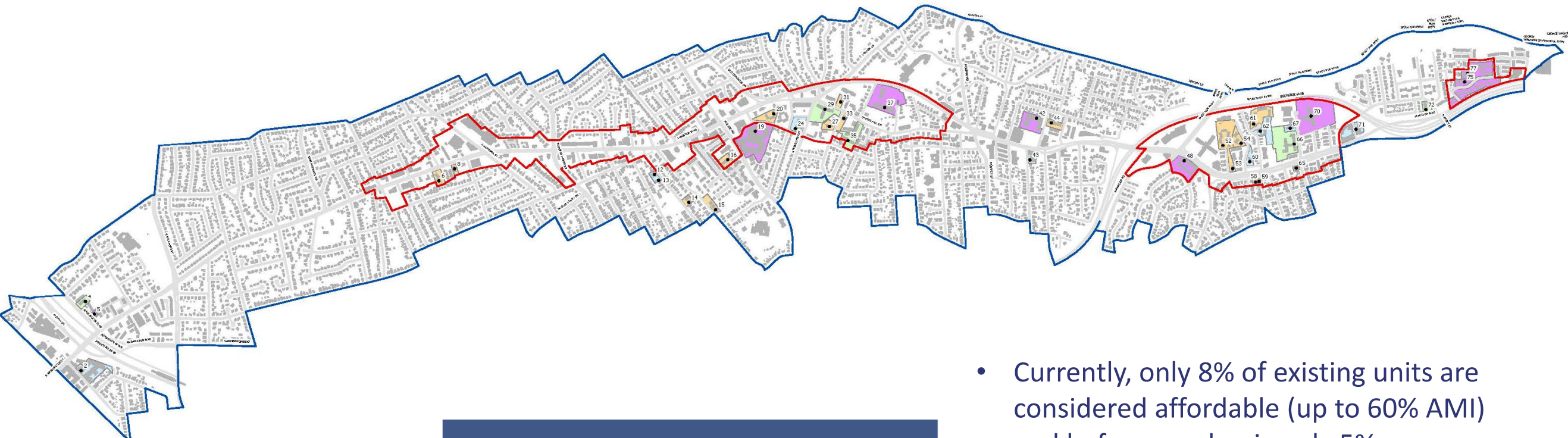
Household Income (Annually)	Planning Area Households (%)	Countywide Households (%)
less than \$100,000	33%	39%
between \$100,000 and \$200,000	30%	34%
\$200,000 or more	37%	27%
	100%	100%

Household Income:

- The Planning Area is more affluent than the County as a whole.
- 37% of households in Planning Area earn \$200,000 or more compared to 27% countywide.
- 33% of households in Planning Area earn less than \$100,000 compared to 39% countywide. However, in these specific census tracts there are more households earning less than \$100,000:
 - Census Tract 100900, which includes Halls Hill and High View Park, has 40%
 - Census Tract 101501, which includes N. Highlands, has 51%



Affordable Housing Units - Corridorwide



Source: Arlington County Data, August 2023

- 60% MARKS
- 60% and 80% MARKS
- 80% MARKS
- CAFs

Total Units: 10,259
Total Affordable units: 1,936

- 263 CAFs
- 585 MARKs (at 60% AMI)
- 1,088 MARKs (at 80% AMI)

- Currently, only 8% of existing units are considered affordable (up to 60% AMI) and before pandemic only 5%.
- As rent rates return to pre-pandemic levels, the number of affordable units will decline.
- CAF sites include Calvert Manor, Larkspur Apartments, Leckey Gardens and Cameron Commons Apartments

Plan’s Vision for Increased Housing Supply and Affordability

Area	Existing CAFs	Existing MARKs (at 60% AMI)	Existing MARKs (at 80% AMI)	Total Existing Affordable Units
1	6	14	22	42 (2%)
2	11	93	0	104 (5%)
3*	40	151	366	557 (29%)
4	74	37	4	115 (6%)
5W*	132	280	460	872 (45%)
5E	0	10	236	246 (13%)
Total	263	585	1088	1,936 (100%)

**Neighborhood areas with non-profit owned sites in Core*

June 2023 Draft Plan Summary Information:

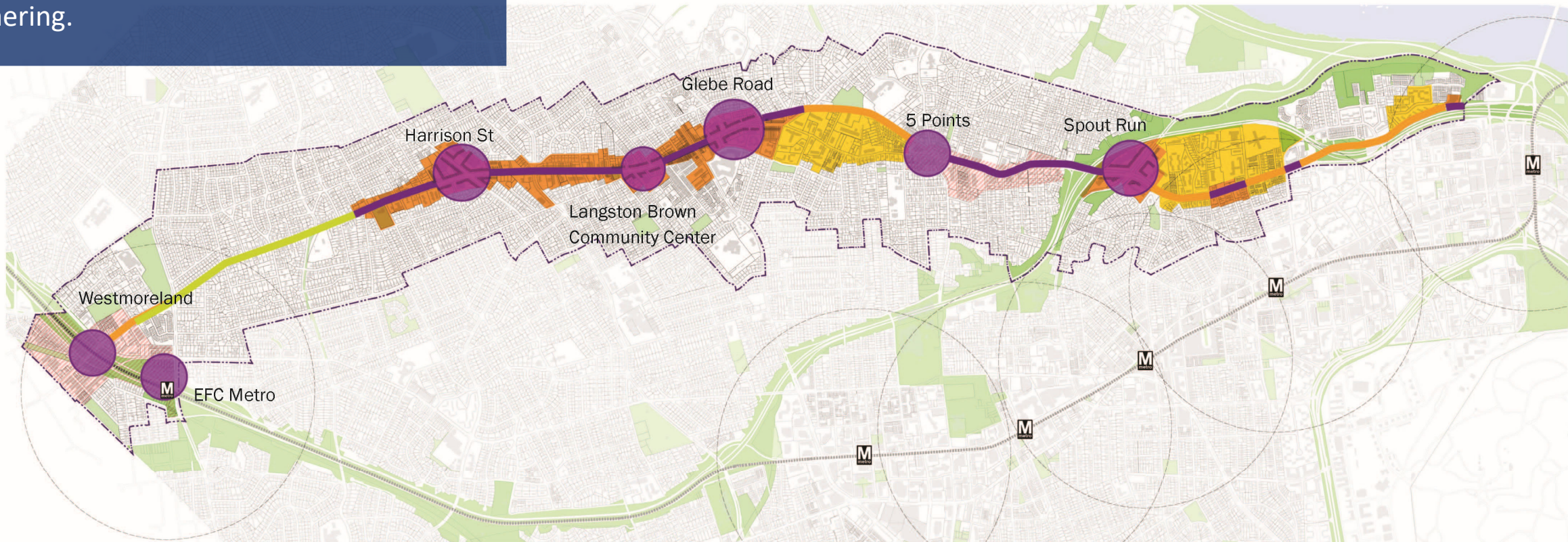
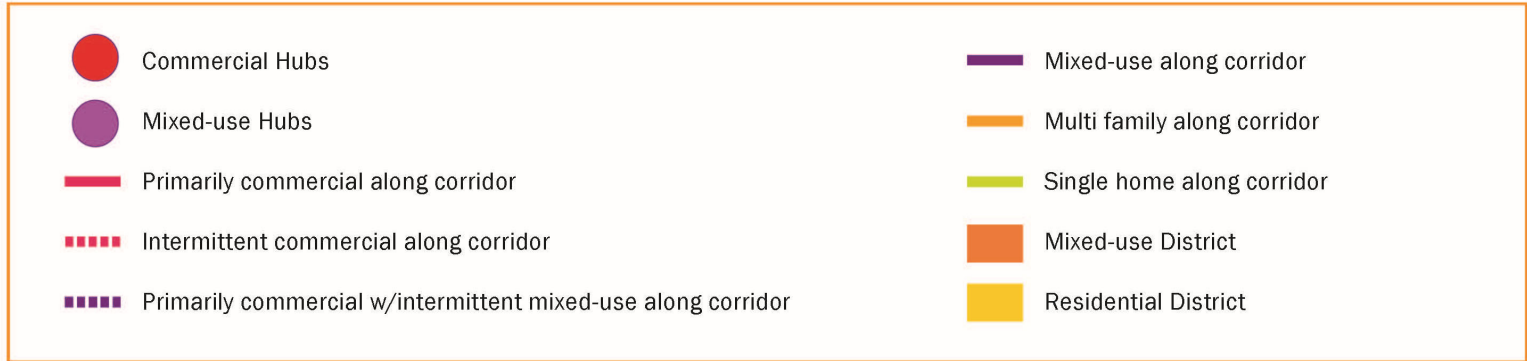
- AHMP indicated need for 2,500 affordable units by 2040
- Targeted efforts should focus on housing affordable to households earning less than 60 percent of the Area Median Income (AMI).
- Supply of multifamily housing units in the Planning Area could increase by approximately 9,400 units in 2075.
- Supply of Committed Affordable Units (CAFs) could also increase by approximately 1,185 units in 2040 and 2,470 units in 2075, nearly attaining goal of 2,500 CAFs with this policy framework, albeit in a longer timeframe.

Note: Housing projections are under review and will be shared with the RTA

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.



Building Form and Height Framework

Building Height and Form Goal:

Through building form, improve the public realm and transform Langston Boulevard and its neighborhoods into a walkable environment with diverse and context-sensitive buildings.

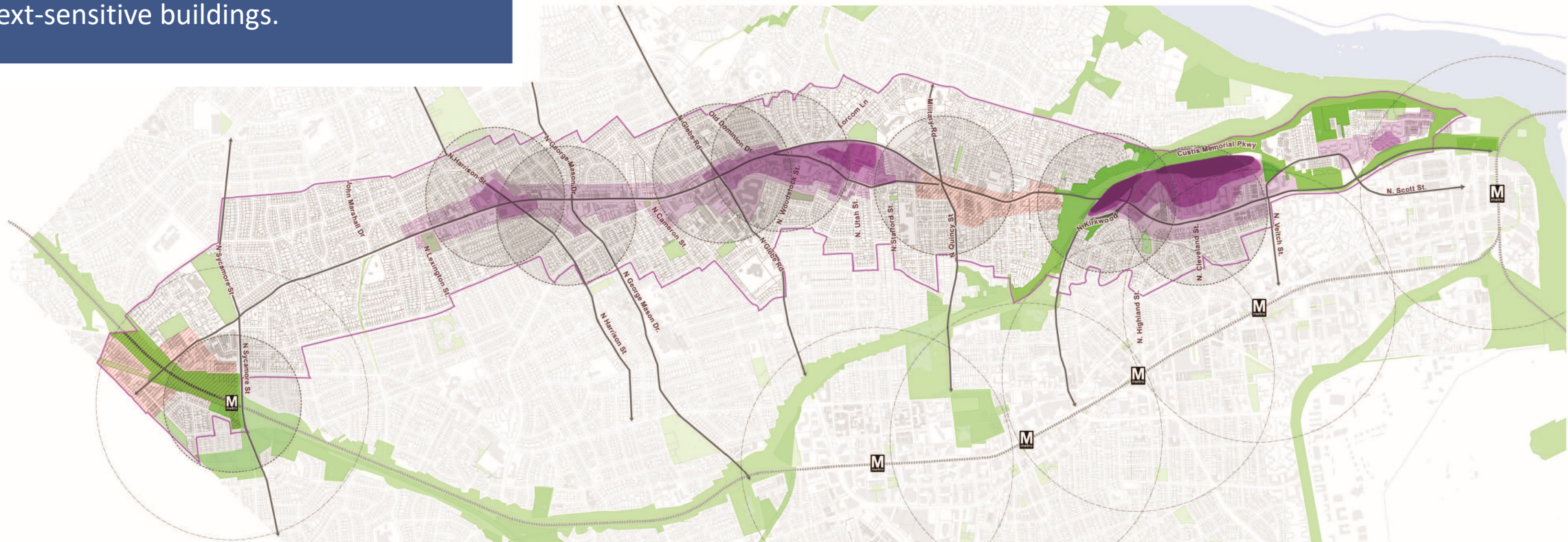
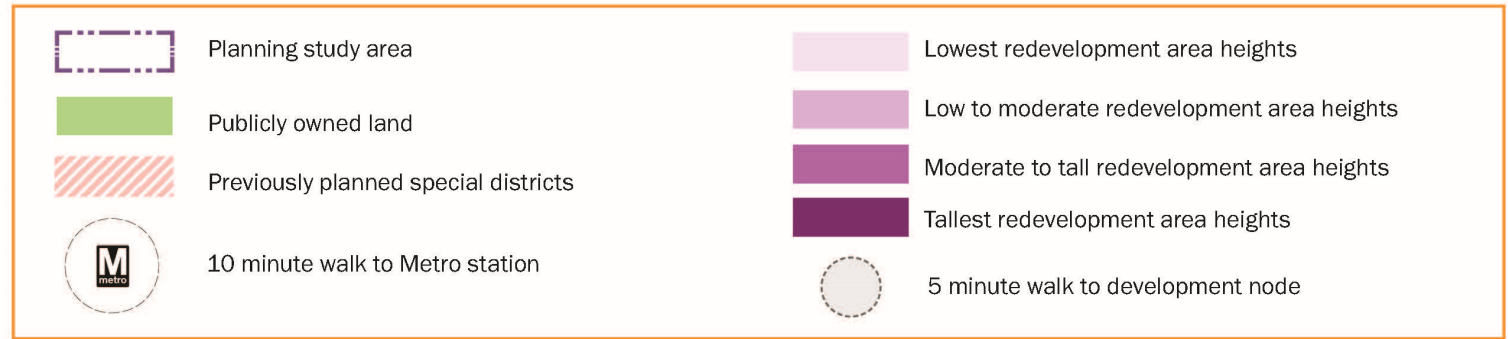


Figure 3.09: Diagram illustrating allowable building heights along the Corridor

COMMUNITY INPUT COMMON THEMES

- Concerns with localized concentration of affordable housing; interest in maximizing overall affordable supply
- Interest in prioritizing renovation of units over redevelopment
- East Falls Church and Cherrydale plans should be restudied; opportunity to increase affordable housing supply

KEY STAFF CONSIDERATIONS

- Affordability currently and projected to remain distributed across corridor, with greatest share in Area 3 and Area 5
- With redevelopment, Plan envisions MARKs mostly replaced with CAFs; limited MARKs remain with infill
- Assumes CAF supply maximized at existing CAF sites
- Renovation may reduce carbon impacts but limits opportunity to increase total units and affordable units
- Plan allows renovation, infill, redevelopment
- Timing for review of EFC + Cherrydale plans considered as part of annual work plan discussion

With Plan Adoption:

- Establish Langston Boulevard Planning District to realize Plan goals via new GLUP policy and Zoning tools.
- Add new policy to GLUP booklet with vision and goals for Planning District.
- Remove HCD designations given establishment of Planning District and new guidance for multifamily residential properties.
- Allow townhouses by site plan only within the LB Planning District.

Following Plan adoption:

- Adopt GLUP and Zoning Ordinance amendments to enable increased density, expand land use mix and increase CAFS beyond existing policy and by-right zoning.
- As part of future land use planning processes, reexamine the Cherrydale Revitalization Plan and East Falls Church Area Plan to achieve alignment with goals and recommendations of the Langston Boulevard Area Plan.



Housing Policy and Implementation Strategy Refinements



- Housing policies and implementation strategies will be refined for the LB Plan RTA Draft based on additional thinking, community feedback and the Board work session
- Recommended updates will focus on issues including:
 - addressing MARKS and replacement with CAFS
 - supporting ownership opportunities
 - supporting households earning less than 60% AMI
 - identifying opportunities for nonprofit providers