



Memorandum

To: Long Range Planning (LRPC) and Zoning Committee of the Planning Commission (ZOCO) **Date:** September 14, 2023

From: Kellie Brown, Comprehensive Planning Section Supervisor

Subject: Langston Boulevard Area Plan –GLUP, MTP and Zoning Ordinance Amendments

Introduction

The Langston Boulevard Area Plan will be brought forward for County Board consideration in November. General Land Use Plan (GLUP) amendments, Master Transportation Plan (MTP) amendments, and Zoning Ordinance amendments are recommended to facilitate reinvestment per the Plan goals. To implement the Langston Boulevard vision expressed in the Draft Plan, several amendments to the GLUP Map and Booklet are proposed with Plan adoption, with recommendations for additional amendments forthcoming as a near-term implementation item either with or soon after Plan adoption.

Initial amendments proposed for consideration with Plan adoption are:

GLUP:

- establishment of the Langston Boulevard Planning District,
- addition of open space triangles,
- and removal of HCD areas in the GLUP;

MTP:

- addition of Areas Planned for New Streets to the MTP Map to correlate with new streets planned in Area 2, Area 3, and Area 5 in the Langston Boulevard Planning District,
- addition of Planned On Street Bike Lanes to the Arlington County Bike and Trail Network MTP Map for Langston Boulevard from N. Quincy Street/Military Road to Old Dominion Drive and from N. Culpepper Street to N. Lexington Street;

Zoning Ordinance:

- permitting townhouses by site plan only in the RA14-26, RA8-18, and RA6-15 zoning districts within the Langston Boulevard Planning District,
- and a clarification in the purpose section of the C-O-2.5 planning district.

This memo discusses the items proposed for consideration with Plan adoption and recommendations for additional amendments forthcoming as a near-term implementation item either with or soon after Plan adoption.



Background

The Langston Boulevard Planning process was launched in 2019 after a community grass-roots effort, led by the Langston Boulevard Alliance, stressed the importance of guiding public and private investment long-term through a comprehensive plan and vision as an alternative to by-right development, which will not improve conditions along the corridor. This process was built upon the work of the community on the 2016 Visioning Study and has provided an opportunity to affirm a future vision and goals for the planning corridor, evaluate opportunities for new growth, and establish a plan for implementing the vision in a comprehensive and coordinated manner by:

- Establishing a vision, goals, polices and recommendations around nine key planning elements for the study area;
- Identifying areas where additional building height and density may be appropriate;
- Setting expectations for building form and public realm enhancements, including streetscapes and public spaces, and infrastructure improvements; and
- Establishing implementation tools for achieving the vision.

Public Engagement

The planning process included significant outreach and engagement with neighborhood and stakeholder groups in each phase. Through a combination of in-person and virtual engagement activities, Langston Boulevard neighborhoods informed the preparation of milestone reports and offered commentary and feedback. The County's multi-layered engagement approach was designed to encourage communication and collaboration with a broad set of stakeholders throughout the planning process. To that end, the County Manager appointed a Community Forum and a Working Group.

Study Area

The Langston Boulevard corridor is the northern most commercial corridor in Arlington County. It is approximately 4.6 miles long and connects east-west between Rosslyn and East Falls Church. The planning study includes three geographies: the Planning Area, Core Study Area and Residential Edges. The Planning Area is the largest geography and includes the census blocks that fall within one-quarter mile to the north and south of the corridor, encompassing approximately 2.5 square miles, and 14 civic associations that are wholly or partially within this geography. For planning purposes, this area was divided into five neighborhood areas in order to explore the variations in urban character along the corridor and to better understand community priorities and preferences of specific neighborhoods. The Core Study Area is inside the Planning Area and generally includes commercial and multifamily parcels along the corridor. At the beginning of the planning process, Residential Edges were identified adjacent to the Core Study Area. Ultimately, only certain Residential Edges were identified for inclusion in the final Core Study Area to help meet corridor-wide goals. Both the Planning Area and final Core Study Area are depicted in Exhibit 1.

Exhibit 1: Study Area Boundary

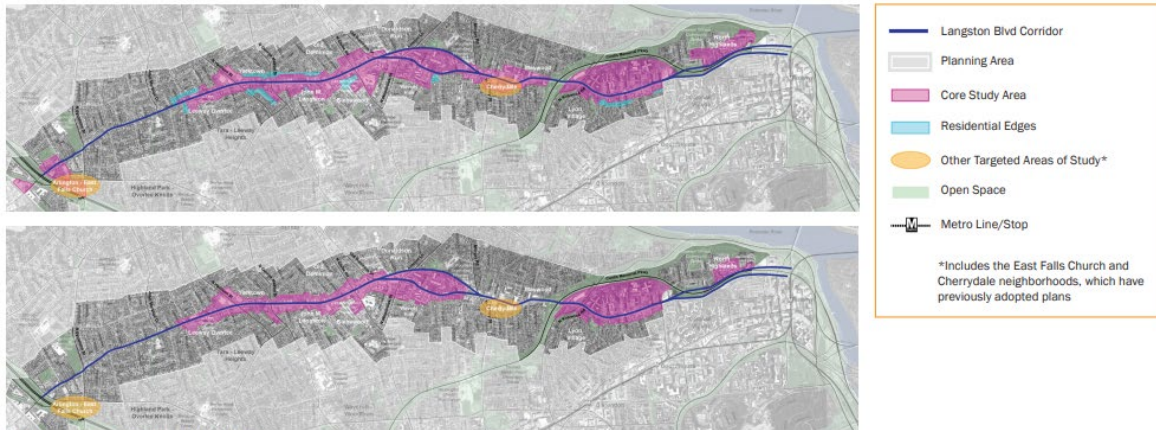


Figure 1.01: Original and Current Project Boundaries

Langston Boulevard Area Plan (Draft 2)

Staff will request to advertise future public hearings on The Langston Boulevard Area Plan (Draft 2) at the October County Board meeting. Draft 2 is an updated version of the [June 2023 Draft Plan](#) and includes key clarifications and additional analysis responsive to community feedback on the initial June 2023 Draft Plan.

The Plan includes multiple recommendations that will meet many important Countywide goals. Sustainability, environmental resilience, and equity serve as the foundation of this plan, connecting key planning elements into a cohesive roadmap of the corridor’s future. Regional demand for housing, a desire for climate-facing development, and the corridor’s proximity to transit and the nation’s capital, present new and growing opportunities for Langston Boulevard. This plan enables future growth that both addresses these necessities and works to realize the vision of an equitable Arlington where all are valued, educated, healthy, and safe regardless of race. While development activity and pressure is building in a few areas along the corridor, corridorwide improvements and Countywide goals are expected to be achieved incrementally and overtime.

The Plan’s guidance is conveyed through goals and policies around nine Key Planning Elements that represent the basis of all recommendations to ensure the Plan can provide effective guidance even as new and unforeseen technologies, models of development, or challenges may arise in the future. A coordinated land use framework represents the core foundational element of the Plan and is supported by a planning analysis that addresses key topics and community questions that arose during the planning process. The design principles and guidelines included in the Plan will further shape the form of new development as it achieves a pedestrian-oriented and biophilic design. Together, these Plan components reflect the community’s top priority for corridorwide and neighborhood improvements and benefits including environmental sustainability and resilience, diverse housing supply, and safe and equitable access on Langston Boulevard for all users.



This Plan is supported by a comprehensive [Existing Conditions Analysis](#) of the corridor completed in Phase 1 and a Transportation and Student Enrollment Analysis completed in Phase 2 during the development of the land use scenarios, which was based on the taller building height concept for the corridor.

But for EFC and Cherrydale where adopted plans and policies exist, the Langston Boulevard Area Plan, if adopted, would be the first area plan-level guidance for the study area. The Plan would supersede previous guidance included in the General Land Use Plan.

Intent and Structure of the Document

The Plan is intended to provide guidance for future public and private investment within the Core Study Area through an established Vision and a series of goals and polices around nine Key Planning Elements that represent the basis of all recommendations, as well as design principles and guidelines depicting the relationship between public realm improvements and private redevelopment to inform the character and massing of new buildings. Although there is a degree of specificity in the Plan regarding building heights and other important elements, flexibility is intentionally incorporated to allow for creative approaches to achieve phased infill development, increase public space opportunities, and ensure the longevity of the Plan as new unforeseen technologies, models of development, or challenges emerge and can better respond to issues of equity, biophilia, multi-modal transportation, and sustainability. The Plan also includes recommended implementation strategies, including General Land Use Plan (GLUP), Master Transportation Plan (MTP), and Zoning Ordinance amendments.

Proposed GLUP and MTP Amendments and ZOAs

Staff is recommending GLUP amendments, MTP amendments, and Zoning Ordinance amendments to facilitate reinvestment per the Plan goals. The proposed changes are the subject this memo, to ensure that the items recommended for immediate implementation may be considered concurrent with requested Plan adoption.

Discussion

GLUP Amendments

The GLUP expresses the County's vision for future land use and development and provides guidance that reinforces and ensures that development patterns within the County are compatible in terms of uses and densities. The existing GLUP designations in the Langston Boulevard Planning Area reflect land use policies originally envisioned when the Comprehensive Plan was adopted in the mid-1960s. The Draft Langston Boulevard Plan recommends Plan goals that are not reflected in the current GLUP, as well as land uses and building heights that exceed the existing GLUP designations on sites located within Core Study Area.

To implement the Langston Boulevard vision expressed in the Draft Plan, several amendments to the GLUP Map and Booklet are therefore proposed with Plan adoption, with recommendations for additional amendments forthcoming either with or as a near-term implementation item soon after Plan adoption. Intended to communicate that a new planning vision has been adopted for the Langston Boulevard corridor, initial GLUP amendments proposed with Plan adoption include the establishment of

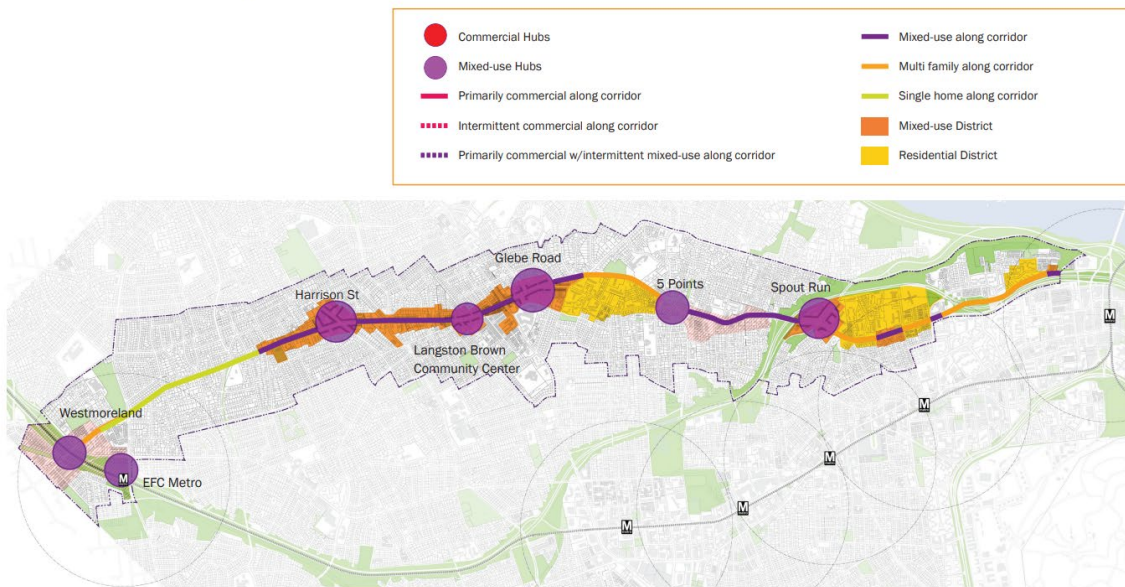
the Langston Boulevard Planning District and larger Planning Corridor, addition of open space triangles, and removal of HCD areas. Proposed amendments also include removal of parcels within the Cherrydale Revitalization District adjacent to areas where redevelopment has already occurred per Cherrydale Plan goals, as proposed with adoption of new policy and regulations for Expanded Housing Options. These proposed amendments are illustrated in Attachment 1.

Planning District

To facilitate reinvestment per the Plan goals, the GLUP should communicate that specific planning guidance has been adopted for the Langston Boulevard corridor and specific zoning districts and special exception approval processes are appropriate to realize reinvestment. To meet that need, it is customary to establish designated planning districts on the GLUP map and GLUP booklet in areas where sector, revitalization, or area plans guide development. Staff proposes establishing a Planning District for Langston Boulevard consistent with that custom, reflecting the Core Study Area identified in the Plan and including all areas identified as a ‘Mixed-Use District’ or ‘Residential District’, as shown in Exhibit 2.

Exhibit 2: Core Study Area with ‘Residential’ and ‘Mixed-Use’ District Areas

Future Land Use Framework Map



General Locations of Future Planned Open Space

Staff also proposes adding triangle symbols to indicate the general locations of future planned open space established in the Langston Boulevard Area Plan.

Removal of HCD Areas

Proposed changes also include removal of the Housing Conservation District areas within the new Langston Boulevard Planning District, given new guidance in the LB Area Plan for multifamily residential areas that supersedes the earlier HCD goals. A Housing Conservation District was established in the General Land Use Plan in 2017. Adopted HCD goals are to:

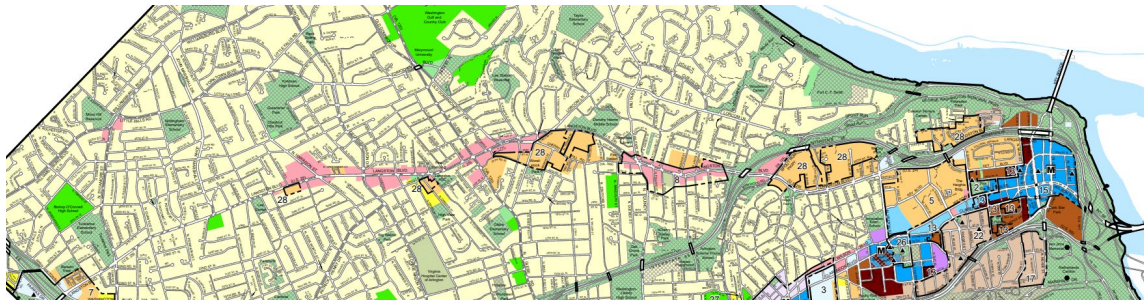
- Implement the Affordable Housing Master Plan via the General Land Use Plan;
- Encourage the retention and renovation of existing rental affordable housing units;
- Provide opportunities for the creation of new affordable units (either rental or ownership) when redevelopment occurs;
- Maintain the character of established multifamily areas, considering historic buildings, tree canopies, mix of affordability, and mix of rental vs. ownership housing; and
- Signal to property owners and community members that a variety of tools is available to achieve the above goals, including removing zoning barriers to reinvestment.

As an initial step toward realizing these goals, when HCD areas were established in 2017, the opportunity for by-right townhouses was eliminated in the County's Zoning Ordinance and replaced with a site plan option only.

Staff is preparing a variety of additional zoning and financing tools that will be made available to property owners that agree to provide units guaranteed to remain affordable to residents earning up to 60% of Area Median Income (AMI). These tools will be designed to allow for a context-appropriate spectrum of development projects, ranging from interior renovations and minor additions, to infill and redevelopment.

The HCD includes six areas along Langston Boulevard. The HCD Planning District is indicated by GLUP Note #28 and located in Areas 2, 3, 5 West, and 5 East. As in other HCD areas, they are comprised of RA districts with primarily multifamily, market rate rental affordable housing.

Exhibit 3: HCD Areas on Langston Boulevard



The Langston Boulevard Plan reflects a refined vision for these areas. These areas are included within planned "Residential District" areas, and the Plan seeks to maintain these existing residential areas and also expand residential uses within the planned Mixed-Use District. The Plan promotes increased densities in both the 'Residential District' and 'Mixed-Use District' to expand housing choices, increase



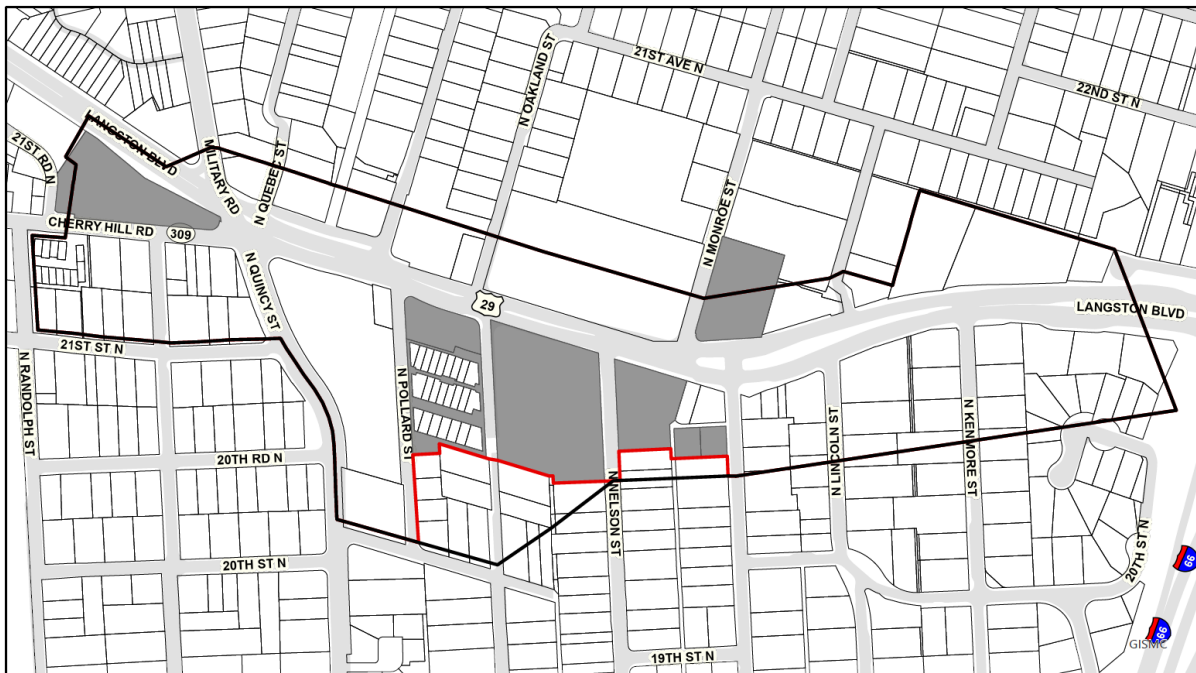
supply, maintain and increase committed affordable units (up to 60% AMI), and achieve other Plan goals. These goals include support for additional supply of housing made possible through new development, which in turn supports new households, shops, jobs, and opportunities for social gathering, and transit improvements, as well as new roads and pedestrian and bicycle paths to improve connections within neighborhoods and to local destinations, and other infrastructure improvements related to stormwater management.

Given the refined vision for these areas, to be realized via specific zoning districts and special exception approval processes to be discussed in this memo, the HCD areas are proposed for removal within the Langston Boulevard Planning District. However, staff recommends maintaining the restriction on by-right townhouses with allowance to build this housing form via site plan only. This continued restriction would encourage reinvestment per the Plan goals and recommendations, rather than by-right townhouse redevelopment which would likely result in forms of development inconsistent with Plan goals for moderate to higher levels of residential density, achievable through multifamily housing, urban and pedestrian oriented streetscapes, consolidated public open space and additional surface spaces for landscaping and trees, and a coordinated, multi-modal, planned street grid. A proposed Zoning Ordinance Amendment to support this policy will be further discussed in this memo.

Removal of Parcels within Cherrydale Special Revitalization District

Proposed changes also include revisions to the Cherrydale Special Revitalization District to remove parcels that are adjacent to, but were not included in, sites where redevelopment consistent with the Cherrydale Revitalization Plan has already occurred, thus making those sites eligible for EHO development. As discussed in the [Expanded Housing Options March 2023 staff report](#), the ACZO amendment enabling Expanded Housing Options does not permit EHO development in established planning districts, so as to not undermine the long term visions for medium density, mixed-use development in these districts. This restriction impacts a relatively small number of properties zoned R-5 and R-6 that coincide with established planning districts identified on the GLUP map, including with the Cherrydale Special Revitalization District. However, the Cherrydale Special Revitalization District boundaries have not been adjusted since 1995, and several sites within this district have already achieved the planned vision since that time. At the time of EHO adoption, staff recommended studying, as part of advancing the LB area plan for adoption, the extent of the Cherrydale Special Revitalization District to identify parcels where redevelopment consistent with the Cherrydale Revitalization Plan has already occurred, and recommending changes to the Cherrydale Special Revitalization District to remove parcels adjacent to where change has already occurred, thus making those sites eligible for EHO development. The 18 parcels recommended for removal are shown in Exhibit 4.

Exhibit 4: HCD Areas on Langston Boulevard



As noted in the EHO staff report, this limited scope boundary review did not include an evaluation of land use recommendations for the revitalization district nor investigate parcels adjacent to areas where change has not yet occurred, as that study would need to occur as part of a comprehensive study of the Cherrydale Plan area.

GLUP Booklet Amendments and Back of GLUP Map

The GLUP booklet will communicate the vision, goals, and specific implementation strategies for the proposed Langston Boulevard Planning District and is shown in Attachment 2. The back of the GLUP Map will also be updated to show Langston Boulevard as a new major planning corridor.

GLUP Designation Alignments with Plan Goals

The Draft Langston Boulevard Plan recommends land uses and building heights that exceed the existing GLUP designations on many sites located within the Planning Area. Thus, in addition to the GLUP Map and booklet amendments proposed with Plan adoption, to implement the Langston Boulevard vision expressed in the Draft Plan, amendments to land use designations would be appropriate to align with Plan goals and policies for the Multifamily Residential District, Mixed-Use District, and Activity Hubs. These amendments to GLUP designations may correspond with existing zoning district regulations for



special exception development and would support rezoning requests to facilitate special exception private development applications. Staff continues to consider various factors in exploring options for when the GLUP designations should be amended. Final recommendations for GLUP designations and appropriate rezonings will be prepared as a near-term implementation item either with or following soon after Plan adoption. In some areas, Zoning Ordinance amendments may also be needed to realize the reinvestment goals in the Plan based on the GLUP designations recommended for different areas.

As described in the June 2023 Plan Draft, preliminary considerations for these GLUP designation amendments, Zoning Ordinance amendments, and potential future rezoning applications have been identified for the Mixed-Use District and the Multifamily Residential District within the Core Study Area.

Within the Mixed-Use District, there are areas of lesser change (i.e. allowance for up to 5 or 6 stories) and areas of greater change (i.e. allowance for between 7 and 15 maximum stories). In areas of lesser change, appropriate designations may include “Low” O-A-H, Service Commercial, or maintaining the existing designations and relying on the new Langston Boulevard Planning District to signal the new vision for these areas. In these areas staff is exploring the potential for rezonings that would be typical for these designations and that may support the limited change envisioned in these areas. Staff is also considering the potential to designate these areas on the GLUP as an area of lower scale urban development and adapt and/or develop zoning district regulations, as needed, to offer a more feasible alternative to the existing special exception approval processes in these areas, either site plan or potentially a use permit. This is further discussed in the Zoning Ordinance Amendments section of this memo.

In areas of greater change within the Mixed-Use District, given the anticipated density levels of new development possible per the Plan’s building height recommendations, appropriate designations include “Low” O-A-H and “Medium” O-A-H. Rezonings to C-O-1.5 and C-O-2.5 could be appropriate and allow for proposal evaluation in alignment with the Plan’s recommendations and potentially more contributions toward Plan goals beyond a base site plan density level, including but not limited to more extensive transportation network improvements, on-site committed affordable housing units, public space, green building design, and stormwater management infrastructure.

Within the Residential District, there are also areas of lesser change (i.e. allowance for up to 5 or 6 stories) and areas of greater change (i.e. allowance for between 7 and 15 maximum stories). In areas of lesser change, appropriate designations may include “Low” O-A-H or “Low-Medium” Residential. In these areas staff is exploring the potential for rezonings, if needed, that would be typical for these designations and that may support the limited change envisioned in these areas. As in the Mixed-Use District, staff is also considering the potential to adapt and/or develop zoning district regulations, as needed, to offer an additional alternative development and application type and review process, that may be more appropriate for the more constrained areas and sites along the corridor, either site plan or potentially a use permit.

In areas of greater change with the Residential District, given the anticipated density levels of new development per the Plan recommendations, appropriate designations may include “Low” O-A-H, “Medium” O-A-H, “Medium” Residential, or “High-Medium” Residential. Staff is considering how to best implement the vision for these areas, seeking to balance the importance of maintaining affordability in these areas of existing market rate affordable units while also providing sufficient incentives for



increases in supply, a needed strategy to ensure long-term affordability in the face of rising market rents occurring under the status quo.

TDR Policy Amendments

In addition to the GLUP amendments described above, TDR policy amendments may be needed in the GLUP booklet to facilitate the conservation of historic or cultural resources and support affordable housing. Density transfer with a potential additional increment of density (i.e., a multiplier) may be considered, up to the maximum allowable building height and form, in exchange for historic preservation and an additional percentage of affordable housing on site at the Sending or Receiving Site. These amendments will be studied and considered as a near-term implementation item after Plan adoption.

MTP Amendments

The MTP promotes effective travel and accessibility for the County's residents, workers and visitors; provides a policy framework to guide the development of projects and programs; advances the County's goals and objectives; and helps direct infrastructure investment. The proposed amendments will ensure consistency between the MTP and the Langston Boulevard Area Plan regarding the future transportation infrastructure and conditions envisioned in the area. As shown in Attachment x, the proposed amendments to the MTP Map, include the following:

- Adding "Areas Planned for New Streets" - denoted with blue striped hashing- to the Map which correlate with new streets planned in Area 2, Area 3, and Area 5. These areas identify where new streets are desired as part of redevelopment. Specific streets are not identified now to allow for additional study and analysis to identify the final location and design.
- Adding "Planned On Street Bike Lanes" to the Arlington County Bike and Trail Network MTP Map for Langston Boulevard from N. Quincy Street/Military Road to Old Dominion Drive and from N. Culpepper Street to N. Lexington Street to reflect the recommendations made in the cross sections.

Zoning Ordinance Amendments

As noted in the discussion of GLUP amendments, Zoning Ordinance amendments are proposed to occur with Plan adoption and as near-term implementation items following Plan adoption. As shown in Attachment 4, amendments recommended for action with Plan adoption are permitting townhouses by site plan only in the RA14-26, RA8-18, and RA6-15 zoning districts within the Langston Boulevard Planning District and a clarification in the purpose section of the C-O-2.5 planning district.

Townhouses By Site Plan Only

Within the proposed Langston Boulevard Planning District to be shown on the GLUP Map, townhouses are recommended as a permitted use by site plan only in RA14-26, RA8-18, and RA6-15 zoning districts. Currently, townhouses are permitted by site plan only in the HCD Planning District, as a means of realizing the goals of the HCD. As noted previously, there are six HCD areas within the Langston Boulevard Planning District proposed boundaries. With the proposed removal of the HCD areas within



the Langston Boulevard Planning District, and without any further actions, townhouses would again be permitted in RA14-26, RA8-18, and RA6-15 by-right without further limitation. By-right townhouse redevelopment would likely result in a form of development inconsistent with Plan goals for moderate to higher levels of residential density and the urban and pedestrian oriented streetscapes, consolidated public open space, and a coordinated, multi-modal, planned street grid that can be achieved through multifamily housing. Given this conflict, staff recommends maintaining the restriction on by-right townhouses in these zoning districts in the Langston Boulevard Planning District, with allowance via site plan only.

Purpose Clarification in C-O-2.5

The second Zoning Ordinance Amendment proposed with Plan adoption is a clarification in the Purpose statement in the C-O-2.5 zoning district. C-O-2.5 is a zoning district intended for higher density mix of uses, consistent with the GLUP and approved plans for specific areas of the County. This district exists in locations within several of the County's planning areas, including the Columbia Pike corridor, the Rosslyn-Ballston corridor, Pentagon City, Green Valley, and is also envisioned for Shirlington. It may also be an appropriate zoning district in areas that could be designated as Medium O-A-H on the Langston Boulevard corridor, pending final recommendations after Plan adoption. To clarify the appropriateness of this zoning district throughout the County's planning areas, staff recommends amending the Purpose statement to indicate that that this zoning district may be located within "Planning Districts" rather than within "Metro Transit Corridors."

Other Near-Term Zoning Studies

Staff also recommends several Zoning Ordinance studies as near-term implementation items after Plan adoption.

- Study of a new special exception approval process to facilitate renovation, expansion, and redevelopment in areas of lesser change (up to 5 to 6 stories), as a potentially more appropriate alternative to the existing special exception site plan approval processes, either by a streamlined site plan or potentially a use permit approval.
- Study of possible barriers to near-term by-right renovation and expansion of multifamily and commercial properties and opportunities to remove those barriers, while those activities would advance Plan goals.
- If needed, based on recommendations for GLUP designation changes, study of adaptation of existing zoning district regulations to realize reinvestment per the Plan vision, goals, and recommendations.

Staff recommends studying potential for a new or adapted special exception approval process to facilitate renovation, expansion, and redevelopment in areas of lesser change, as an alternative to the existing special exception approval processes that may be more appropriate for the more constrained sites in the corridor, either by site plan or potentially a use permit. Staff would potentially explore adaptation of the existing Unified Commercial Mixed-Use Development (UCMUD) zoning tool and C-2 site plan tool. The UCMUD tool, as originally adopted, anticipates mixed-use development including



multifamily residential, while aiming to maintain commercial land uses to support the needs of surrounding residents and workers. Multiple alternative UCMUD options have been adopted over time with tailored regulations for different geographies of the County. The Clarendon UCMUD option offers a viable model which could potentially be applied well on Langston Boulevard with its density of 1.5 FAR for commercial and residential uses, options to achieve additional density within the maximum building form and heights, and a maximum building height of up to 5 stories. The C-2 site plan tool pre-dates the UCMUD tool yet was also created to enable mixed-use development and provide more flexibility in site design and parking requirements, offering limited incentives to spur revitalization in areas designated as “Special Revitalization Districts” at that time, including the Cherrydale Revitalization District established in 1995. These tools will be further studied to determine if an adaption could facilitate reinvestment in areas of limited change.

Staff also recommends studying possible barriers to near-term by-right renovation and expansion that property owners may desire as reinvestment before the long-term vision for the properties as called for in the Langston Boulevard Plan may be realized. Potential barriers may include by-right parking requirements and nonconformities related to lot coverage and setbacks. Staff will consider if there are opportunities to remove those barriers to facilitate near-term reinvestment.

If needed, based on recommendations for GLUP designation changes, staff will also pursue study of adaptation of existing zoning district regulations to realize reinvestment per the Plan vision, goals, and recommendations. The scope of potential Zoning Studies will be determined based on recommendations for GLUP designations and proposed after Plan adoption.

Next Steps and Timeline

Staff will request to advertise future public hearings on The Langston Boulevard Area Plan (Draft 2) at the October Planning Commission and County Board meeting, which includes key clarifications and additional analysis responsive to community feedback on the initial June 2023 Draft Plan. Staff will also request to advertise hearings on the initial GLUP and Zoning Ordinance amendments at the October Planning Commission and County Board meeting. Final action is currently anticipated in November.

Attachments

- Attachment 1: Proposed GLUP Map Amendments
- Attachment 2: Proposed GLUP Booklet Amendments
- Attachment 3: Proposed MTP Amendments
- Attachment 4: Proposed Zoning Ordinance Amendments

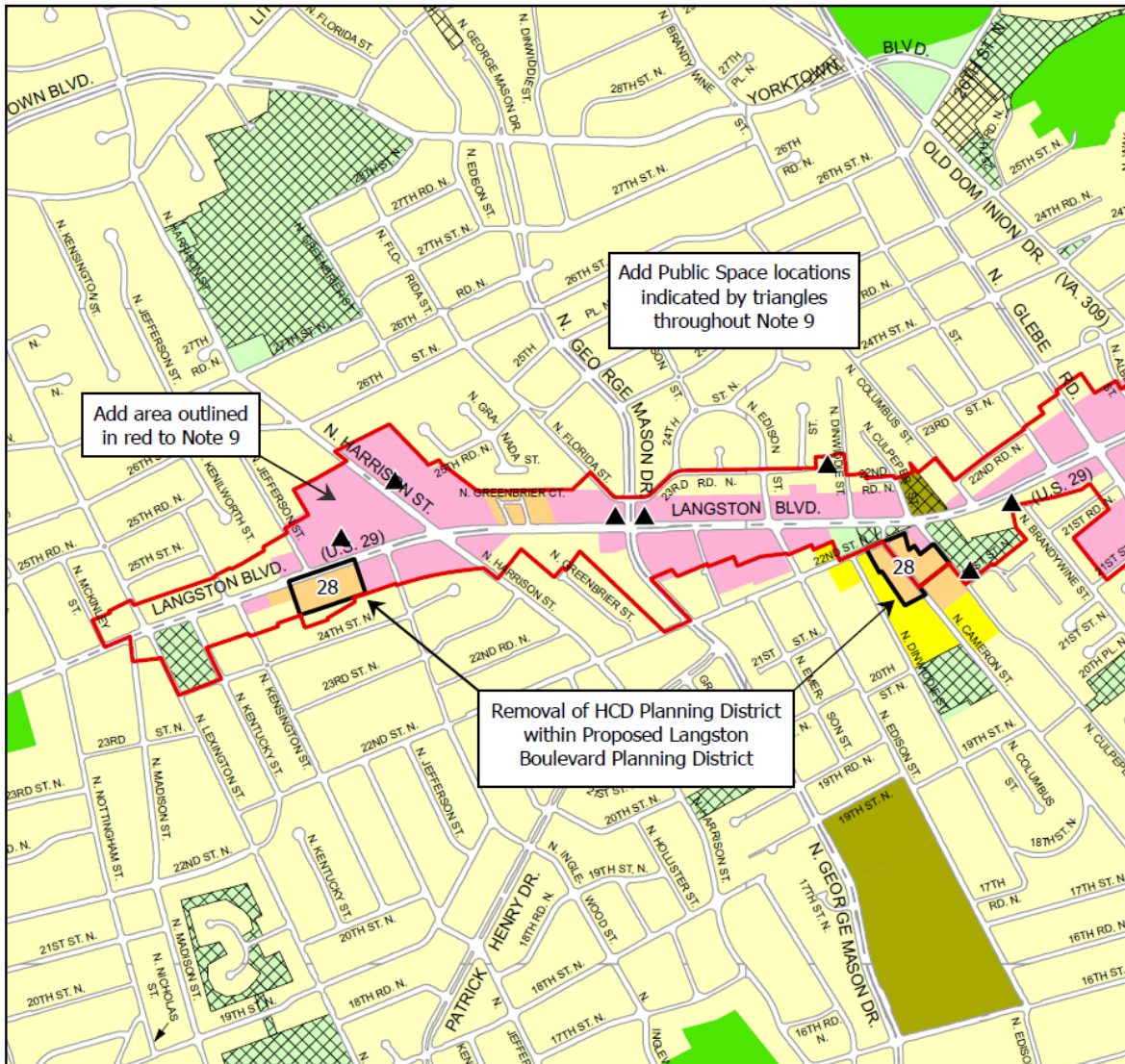


Attachment 1: General Land Use Plan Amendment

GLUP Map Amendments





Notes

8. These areas were designated a "Special Revitalization District": (continued)
8. (continued) Columbia Pike on 11/15/86 and amended on 12/17/02, 2/25/03 and 12/15/01, Lee Highway/Cherrydale on 4/1/95 and amended on **[INSERT DATE]**
9. ~~Notes 9, 10, and 11 were removed in the 2019 GLUP Reprint to eliminate explanations already provided elsewhere on the map. The Note numbers have been reserved for future use. This area was designated as the "Langston Boulevard Planning District" on **[INSERT DATE]**~~
10. Notes ~~9~~, 10, and 11 were removed in the 2019 GLUP Reprint to eliminate explanations already provided elsewhere on the map. The Note numbers have been reserved for future use
- 11 Notes ~~9~~, 10, and 11 were removed in the 2019 GLUP Reprint to eliminate explanations already provided elsewhere on the map. The Note numbers have been reserved for future use









REQUEST TO ADVERTISE
General Land Use Plan Amendment

Legend

-  Proposed Langston Boulevard Planning District
-  Planning Areas
-  General Location for Public Space
-  Government Owned

General Land Use Plan Designation

-  Government and Community Facilities
-  Low Residential (1-10 units/acre)
-  Low Residential (11-15 units/acre)
-  Public
-  Semi-Public
-  Service Commercial

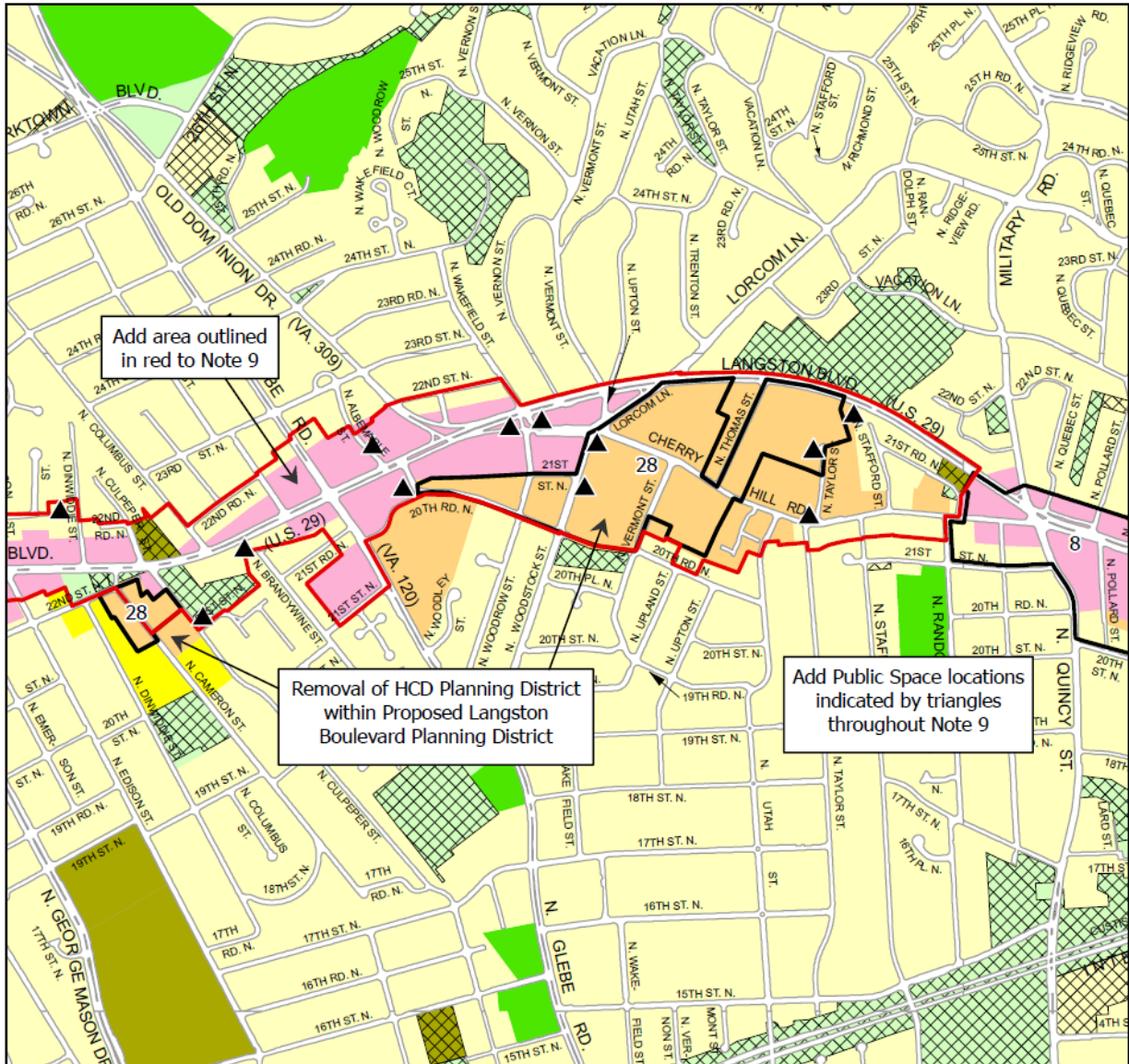
Notes:

28. These areas were designated as a "Housing Conservation District" on 12/16/17

9. This area was designated as the "Langston Boulevard Planning District" on [DATE]



Map prepared by Arlington County, VA
Planning Department
September 2023
Map Scale 1" = 869'



REQUEST TO ADVERTISE
 General Land Use Plan Amendment

Legend

- Proposed Langston Boulevard Planning District
- Planning Areas
- General Location for Public Space
- Government Owned

General Land Use Plan Designation

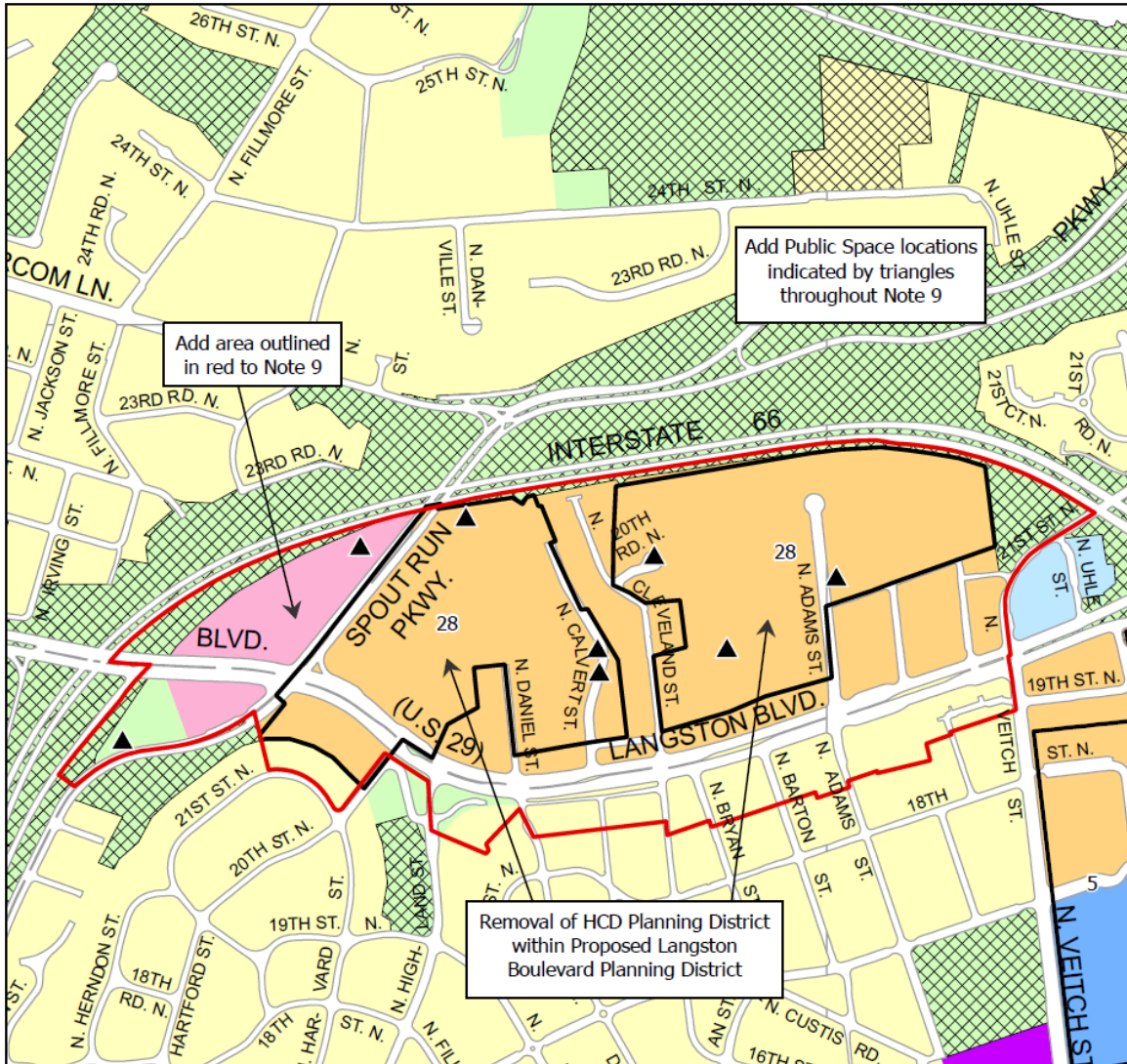
- Government and Community Facilities
- Low Residential (1-10 units/acre)
- Low Residential (11-15 units/acre)
- Low-Medium Residential
- Public
- Semi-Public
- Service Commercial

Notes:

28. These areas were designated as a "Housing Conservation District" on 12/16/17
8. These areas were designated as "Special Revitalization District": Columbia Pike on 11/15/86 and amended on 12/17/02, 2/25/03, and 12/15/07, Lee Highway/Cherrydale on 4/1/95
9. This area was designated as the "Langston Boulevard Planning District" on [DATE]







Map prepared by Arlington County, VA
 Planning Department
 September 2023
 Map Scale 1" = 866'



REQUEST TO ADVERTISE
 General Land Use Plan Amendment

Legend

-  Proposed Langston Boulevard Planning District
-  Planning Areas
-  General Location for Public Space
-  Government Owned

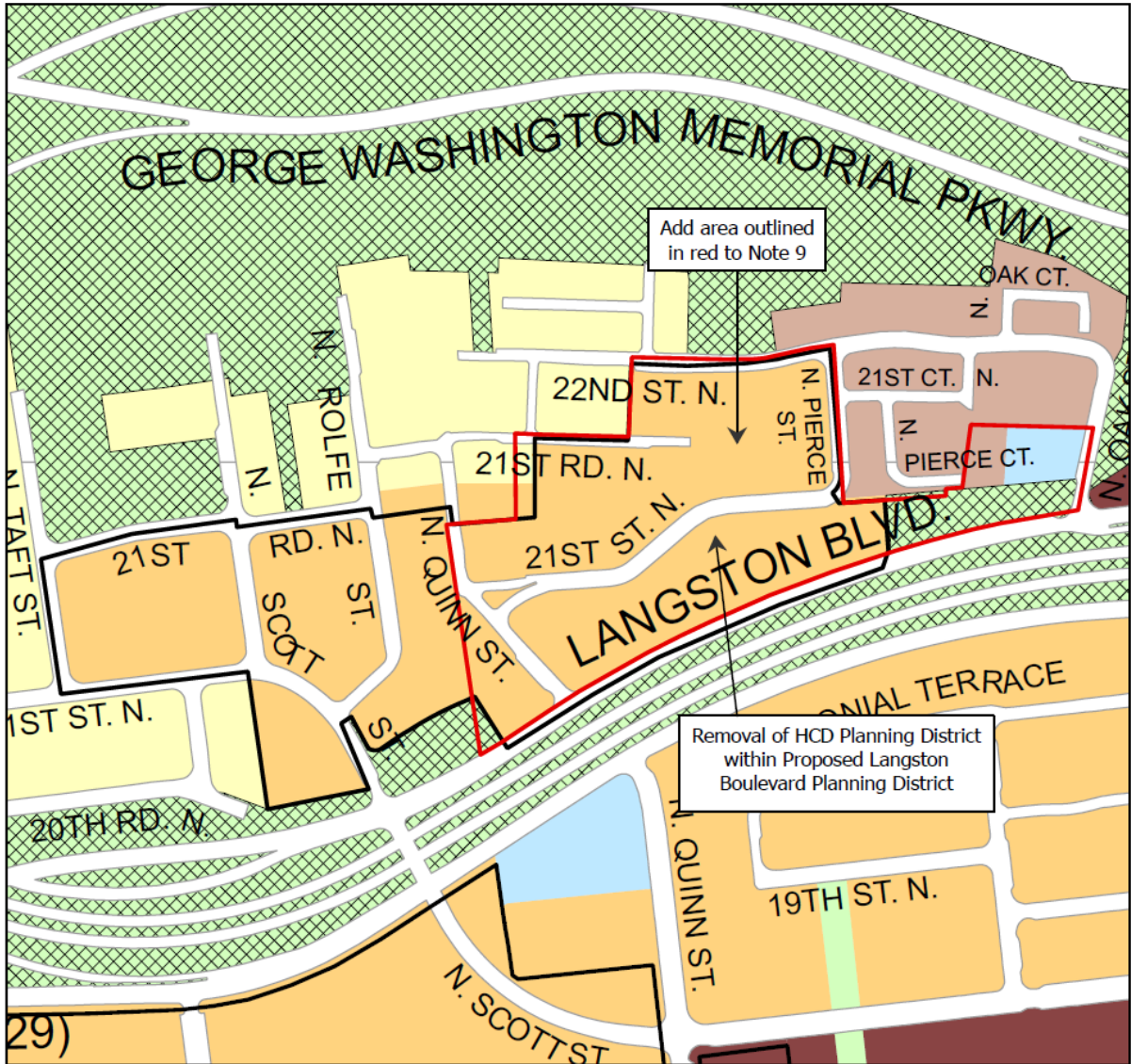
General Land Use Plan Designation

-  Low Office-Apartment-Hotel
-  Low Residential (1-10 units/acre)
-  Low-Medium Residential
-  Public
-  Service Commercial
-  High-Medium Residential Mixed-Use
-  Medium Office-Apartment-Hotel

Notes:





- 28. These areas were designated as a "Housing Conservation District" on 12/16/17
- 9. This area was designated as the "Langston Boulevard Planning District" on [DATE]











REQUEST TO ADVERTISE
General Land Use Plan Amendment

Legend

-  Proposed Langston Boulevard Planning District
-  Planning Areas
-  General Location for Public Space
-  Government Owned

General Land Use Plan Designation

-  High-Medium Residential
-  Low Office-Apartment-Hotel
-  Low Residential (1-10 units/acre)
-  Low-Medium Residential
-  Medium Residential
-  Public

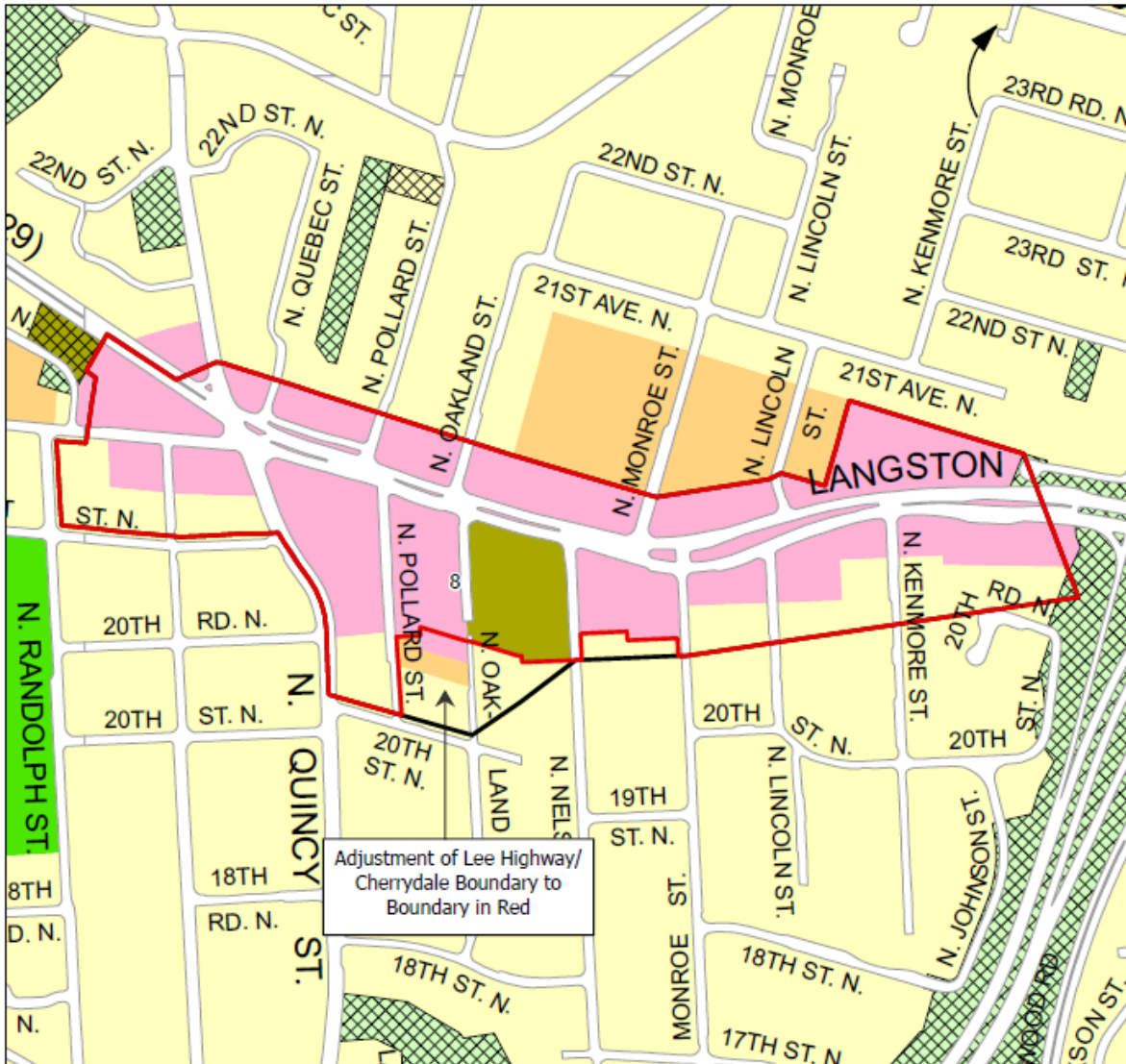
Notes:

28. These areas were designated as a "Housing Conservation District" on 12/16/17

9. This area was designated as the "Langston Boulevard Planning District" on [DATE]




Map prepared by Arlington County, VA
Planning Department
September 2023
Map Scale 1" = 300'









REQUEST TO ADVERTISE
General Land Use Plan Amendment

Legend

-  Proposed Lee Highway/Cherrydale Boundary
-  Planning Areas
-  General Location for Public Space
-  Government Owned

General Land Use Plan Designation

-  Government and Community Facilities
-  Low Residential (1-10 units/acre)
-  Low-Medium Residential
-  Public
-  Semi-Public
-  Service Commercial

Notes:

8. These areas were designated as "Special Revitalization District": Columbia Pike on 11/15/86 and amended on 12/17/02, 2/25/03, and 12/15/07, Lee Highway/Cherrydale on 4/1/95 and amended on [DATE]



Map prepared by Arlington County, VA
Planning Department
September 2023
Map Scale 1" = 399'



Attachment 2: General Land Use Plan Amendment

GLUP Booklet Amendments

Special Planning Areas

5.1 Major Planning Corridors

Arlington County has ~~three~~ four major Planning Corridors: 1) the Rosslyn-Ballston Metro Corridor which includes five Metro Station Areas; 2) the Richmond Highway Metro Corridor which includes two Metro Station Areas; ~~and~~ 3) the Columbia Pike Corridor; and 4) the Langston Boulevard Corridor.

[Insert new map of planning corridors]

5.1.4 Langston Boulevard Corridor

Background

On [DATE] the County Board adopted the “Langston Boulevard Area Plan” and established the “Langston Boulevard Planning District”. Grassroots efforts to plan Langston Boulevard began in 2012, followed by a County-initiated planning process in 2019. Prior to adoption, the land use vision for Langston Boulevard had not been addressed since the General Land Use Plan was first adopted in 1961. The Langston Boulevard Planning Area focused on a Core Study Area primarily characterized by low-rise commercial land uses, large surface-level parking lots, and areas between with multifamily residential properties with garden, mid-rise, and high-rise buildings. Additionally, Langston Boulevard is one of Arlington’s main east-west arterial roadways, but generally, conditions are undesirable for walking or biking and the corridor experiences numerous pedestrian, bicycle, and vehicular crashes.

The purpose of the Langston Boulevard Planning District is to achieve the community vision of Langston Boulevard to become a walkable, “green” urban main street connected by neighborhood activity centers between Rosslyn and East Falls Church, with new multi-modal transportation and housing options, strengthened commercial and community serving uses, public spaces, street trees, increased landscaping and pervious surfaces, sustainable infrastructure, overland relief, and environmentally sustainable and energy efficient buildings. All properties within the boundaries of this district are eligible for reinvestment through special exception review and approval and should be consistent with the Langston Boulevard Area Plan’s policies and recommendations, including special design guidelines.

Vision

The Langston Boulevard Area Plan envisions sustainability, environmental resilience, and equity as its foundation, connecting the key planning elements into a cohesive roadmap of the corridor’s future. This plan will enable future growth that works to realize the vision of an equitable Arlington where all are



valued, educated, healthy, and safe regardless of race. New development within the Langston Boulevard Planning District will reflect 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 meet the housing needs of increasingly diverse residents and household types. A new plan for the corridor will enable more meaningful development than what is currently permitted and guide future development in a positive, purposeful way.

Goals

- 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.
- 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).
- Strengthen the diverse commercial base and encourage integrated experiences where food, culture, shopping, education, employment, and wellness are blended geographically.
- Transform Langston Boulevard into a 'Complete Street', connect the surrounding neighborhoods and areas to the Langston Boulevard main street, and increase transit use.
- Through building form, improve the public realm and transform Langston Boulevard and its neighborhoods into a walkable environment with diverse and context-sensitive buildings.
- Ensure that the Langston Boulevard community is connected to and well served by adequate schools and public facilities that balance community needs.
- Ensure that the Langston Boulevard community is connected to and well served by a diverse mix of public spaces that balance community needs.
- Maintain a unique sense of place and increase awareness of the corridor's rich history and culture through preservation of buildings and sites, public art, and interpretation of stories, events, and people of historic significance.
- Transform Langston Boulevard into a "Green" corridor with street trees, increased landscaping and pervious surfaces, overland relief, and environmentally sustainable and energy efficient buildings.



Attachment 3: Master Transportation Plan Amendment

[To be finalized]



Attachment 4: Zoning Ordinance Amendments

Zoning Ordinance Amendments – Plan Langston Boulevard Initial Implementation

Proposed amendments are shown with **bold underline** to denote new text, and **~~bold strikethrough~~** to denote deleted text.

Article 6. Multiple-Family (RA) Districts

§6.1. Multiple-Family (RA) Districts Use Tables

§6.1.2. Multiple-family (RA) districts principal use table

Table §6.1.2 lists the principal uses allowed within the RA districts.

A. ...

...

H. Use categories

All of the use categories listed in the table below are described in §12.2. The second column of the use table lists some of the specific use types included within the respective use categories.

Multiple-family (RA) Districts Use Table						
Category	Specific Use Types	RA14-26	RA8-18	RA7-16	RA6-15	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted						
Residential Use Categories (See §12.2.3)						
Household Living (See §12.2.3.A)	Townhouses, neither within the "Fort Myer Heights North Special District" nor the "Housing Conservation District," <u>nor the "Langston Boulevard Planning District,"</u> as designated on the General Land Use Plan	P	P	S	P	
	Townhouses, within the "Fort Myer Heights North Special District," as designated on the General Land Use Plan		S		S	§12.3.8
	Townhouses, within the "Housing Conservation District," as designated on the General Land Use Plan	S	S		S	§12.3.8 9
	<u>Townhouses, within the "Langston Boulevard Planning District," as designated on the General Land Use Plan</u>	<u>S</u>	<u>S</u>		<u>S</u>	<u>§12.3.8</u>

Article 7. Commercial/Mixed Use (C) Districts

§7.12. C-O-2.5, Mixed Use District

§7.12.1. Purpose

The purpose of the C-O-2.5, Mixed Use District is to provide for limited office building land use and, under appropriate conditions high-rise office building, hotel, commercial and/or multiple-family redevelopment within ~~"Metro Transit Corridors"~~ **Planning Districts** as designated by the County Board. Appropriate mixtures of use and densities under the terms of this district are to be determined in accordance with the conditional use provisions of this zoning ordinance and shall be consistent with the General Land Use Plan or approved plans for the area. Determinations as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites in their neighborhood and on the need for community facilities, open and landscaped areas, circulation and utilities.

Article 12. Commercial/Mixed Use (C) Districts

§12.3. Residential Use Standards

§12.3.8. Townhouse projects within ~~special districts~~ the Fort Myer Heights North Special District

A. Fort Myer Heights North Special District

Townhouse projects within the Fort Myer Heights North Special District for which building permit applications have been submitted to the Inspection Services Division on or before April 15, 2005, shall be allowed under the provision of this ordinance as it existed on or prior to April 15, 2005.

B. Housing Conservation District

1. Any townhouse development project located within a Housing Conservation District for which a certificate of occupancy has been issued prior to November 18, 2017, shall not require site plan approval to obtain building permits for interior and exterior repairs and alterations, additions or expansions that comply with all current provisions of this zoning ordinance.
2. Townhouse development projects located within a Housing Conservation District for which building permit applications have been submitted to the Inspection Services Division on or before November 18, 2017, shall not require site plan approval prior to issuance of a certificate of occupancy, and shall be allowed under the provision of this ordinance as it existed on or prior to November 18, 2017.

C. Langston Boulevard Planning District

1. Any townhouse development project located within the Langston Boulevard Planning District for which a certificate of occupancy has been issued prior to [EFFECTIVE DATE], shall not require site plan approval to obtain building permits for



interior and exterior repairs and alterations, additions or expansions that comply with all current provisions of this zoning ordinance.

- 2. Townhouse development projects located within the Langston Boulevard Planning District for which building permit applications have been submitted to the Inspection Services Division on or before [EFFECTIVE DATE], shall not require site plan approval prior to issuance of a certificate of occupancy, and shall be allowed under the provision of this ordinance as it existed on or prior to [EFFECTIVE DATE].

~~§12.3.9. Townhouse projects within the Housing Conservation District~~

~~For townhouse development projects located within the Housing Conservation District, as designated on the General Land Use Plan, the following shall apply:~~

- ~~A. Any townhouse development project for which a certificate of occupancy has been issued prior to November 18, 2017, shall not require site plan approval to obtain building permits for interior and exterior repairs and alterations, additions or expansions that comply with all current provisions of this zoning ordinance.~~
- ~~B. Townhouse development projects for which building permit applications have been submitted to the Inspection Services Division on or before November 18, 2017, shall not require site plan approval prior to issuance of a certificate of occupancy, and shall be allowed under the provision of this ordinance as it existed on or prior to November 18, 2017.~~

~~§12.3.940. One-family detached dwellings~~

~~...~~

~~§12.3.1044. Two-family (duplexes and semidetached) abutting RA, C or M districts or located on a principal or minor arterial street~~

~~...~~

~~§12.3.1142. Elder Care Uses~~

~~...~~