

3130 Langston Boulevard

Rooney Properties LLC

Greg Hoffman, Cassie Guy
Rooney Properties

Zachary G. Williams, Venable LLP

Stephen Saff, Davis Carter Scott

Chris Champagne, Nick Richardson, VIKA

Andrea Crossett, Land Design

VENABLE LLP



Project Overview

Modern Residential Living on Langston Boulevard:

- Redevelopment proposal includes a 12-story building with 275 - 300 residential units supported by +/- 331 parking spaces.
- Variety of unit sizes and layouts to accommodate flexible housing needs.
- The project implements the recommendations and standards set forth in the Langston Boulevard Area Plan.

Retail and Indoor Spaces:

- 5,320 sq. ft. of street-level retail.
- 7,292 sq. ft. of retail equivalents building amenities for residents.

Design Public Amenities:

- Public plaza-park hybrid and dog run accessible from Kirkwood Road.
- L-shaped tower design engaging both Langston Boulevard and I-66 frontages.
- Elevated courtyard and amenities above a three-story podium.

Current Project Status

Rooney Properties has submitted a “Preliminary Site Plan Application,” which includes:

- Rezoning to the C-O-2.5 zone
- 4.1 Special Exception Site Plan
- GLUP (General Land Use Plan) Amendment

Next Steps:

- Formal acceptance of applications by Arlington County (expected fall 2024)
- Community engagement period
- SPRC (Site Plan Review Committee) meetings
- Planning Commission hearing
- Final Board hearing and project approval



Architecture and Site Design

VENABLE LLP



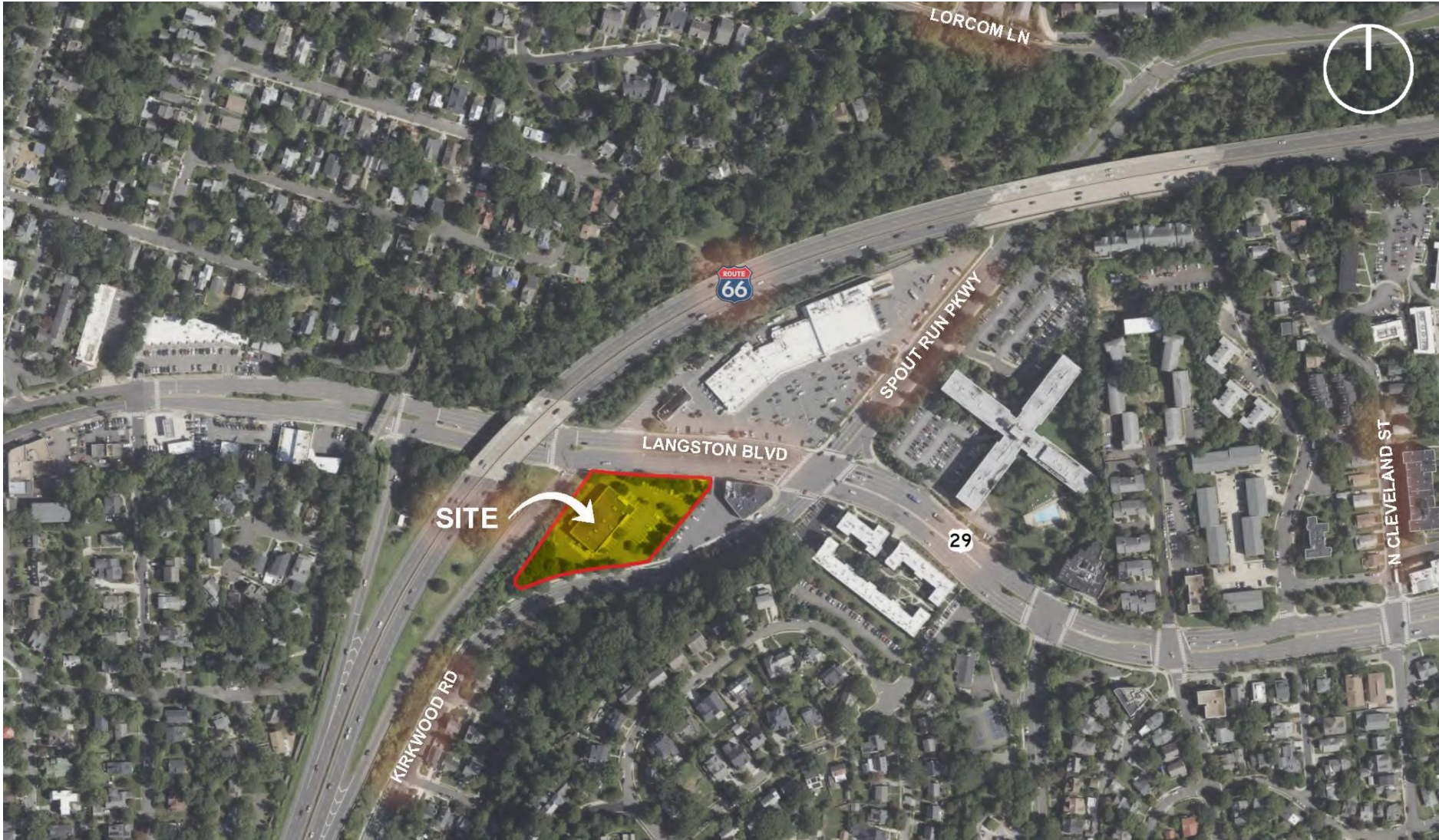
3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

4.1 SITE PLAN SUBMISSION

AUGUST 2024

dcs
DESIGN

ROONEY
PROPERTIES



3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

SITE LOCATION (NO SCALE)

1



Area 5 (West) Concept Plan

The illustrative plan below depicts a vision for Area 5 West, one of the many ways it could be realized. The plan shows ideas for how properties in the District Boundary can be redeveloped by 2050. An explanation of the concept plan for each neighborhood area is included on the previous pages.

A	Greenway to Custis Trail with stormwater overland relief		Mixed Use District Boundary
B	New east-west street grid		Residential District Boundary
C	New Langston Blvd streetscape		Activity Hubs
D	New public space		
E	Greenway to Custis Trail with stormwater overland relief		



Figure 2.12: Area 5 West Concept Plan

Area 5 (West) Public Space Network Map

The diagram below illustrates the proposed public space network and desired connections to the public spaces in Area 5 west. The network includes existing public spaces and new privately-owned public spaces. In addition, the diagram also identifies recommended public spaces that should provide additional stormwater requirements to reduce downstream flood risk.

Disclaimer: The specific location, type, configuration, and design of new public spaces will be determined at the time of site plan application review and will consider the extent of property consolidation, public space needs, and, where applicable, stormwater management features.

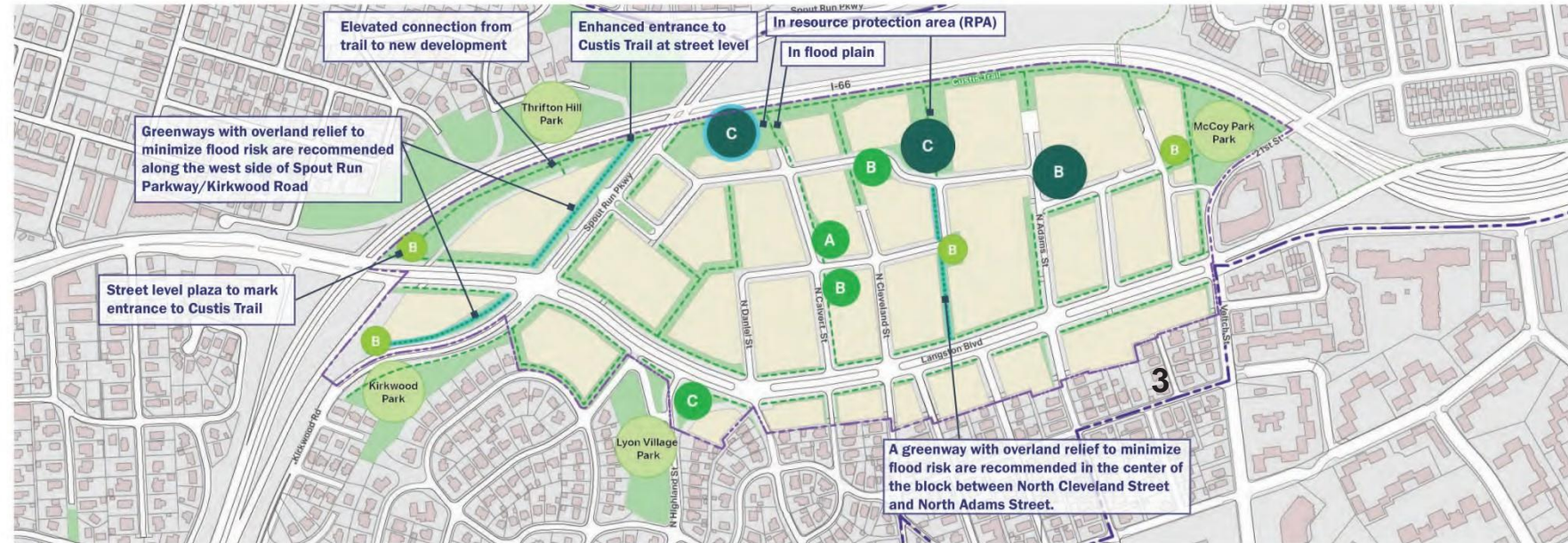
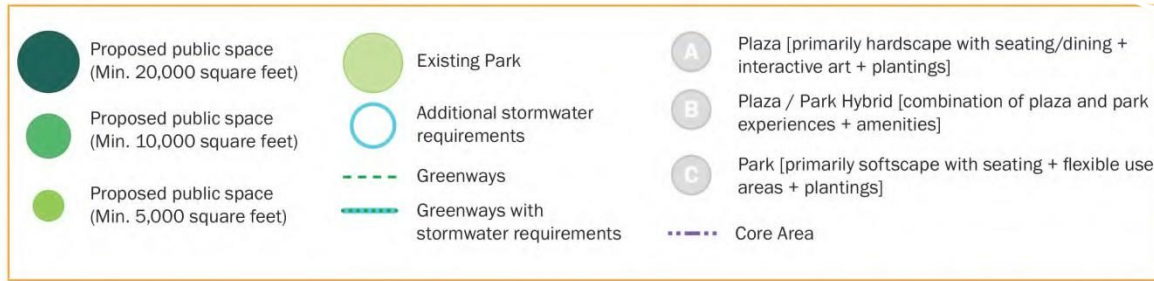


Figure 3.32: Area 5 (West) Public Space Network Map

Area 5 (West) Building Height and Form Map

Map is not to scale and is intended to show general height zones. Dimensions for setbacks and stepbacks, to achieve height transitions, are established in Chapter 4 and vary based on whether new development is across the street or adjacent to low-density residential.



Figure 3.12: Area 5 (West) Heights

BUILDING HEIGHT AND FORM MAP

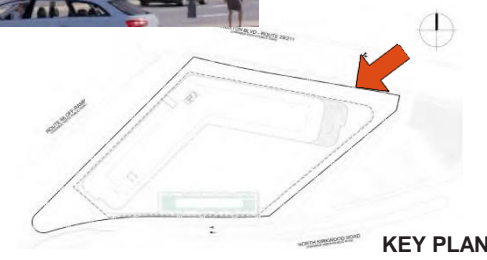
Area 5 (West) Bicycle Network Map



Figure 3.22: Area 5 (West) Bicycle Network Map



VIEW FROM NORTHEAST AT LANGSTON BLVD



KEY PLAN

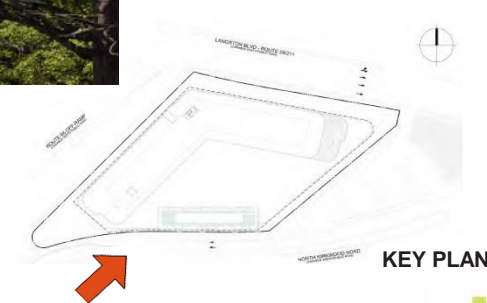
3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

ILLUSTRATIVE VIEWS





VIEW FROM SOUTHWEST



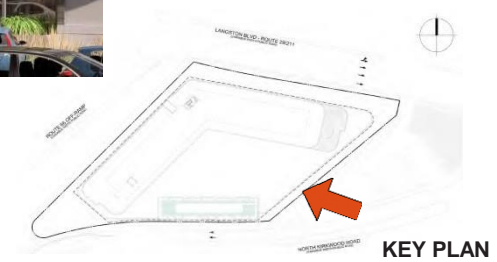
3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

ILLUSTRATIVE VIEWS





VIEW FROM EAST



KEY PLAN

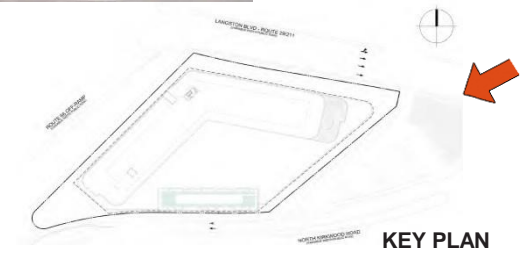
3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

ILLUSTRATIVE VIEWS





VIEW FROM NORTHEAST



KEY PLAN

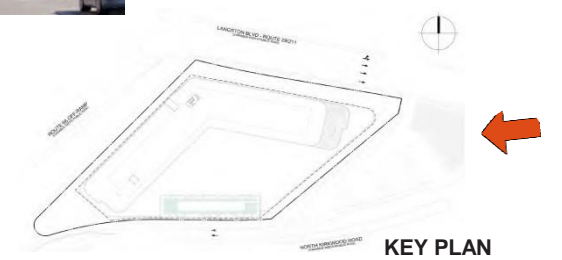
3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

ILLUSTRATIVE VIEWS





VIEW FROM EAST



KEY PLAN

3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

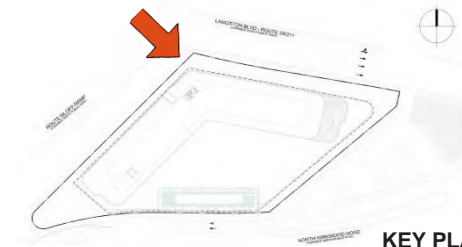
ILLUSTRATIVE VIEWS





VIEW FROM NORTHWEST

1
1



KEY PLAN

3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

ILLUSTRATIVE VIEWS





VIEW FROM NORTHWEST



KEY PLAN

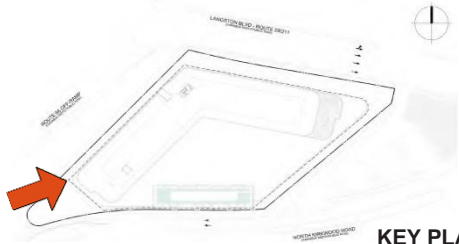
3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

ILLUSTRATIVE VIEWS





VIEW FROM SOUTHWEST



KEY PLAN

3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

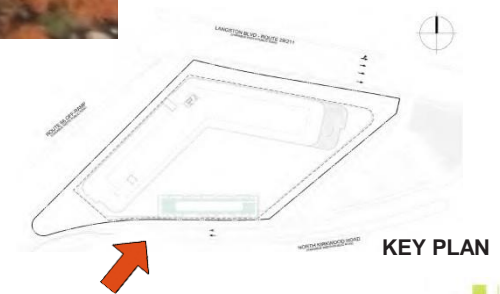
ILLUSTRATIVE VIEWS





VIEW FROM SOUTHWEST

3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA



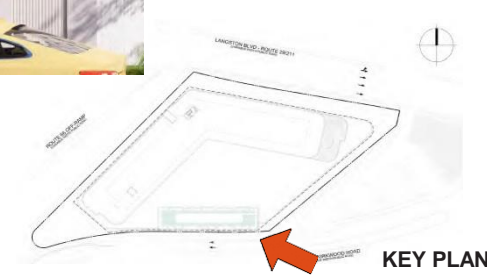
KEY PLAN

ILLUSTRATIVE VIEWS





VIEW FROM SOUTHEAST



KEY PLAN

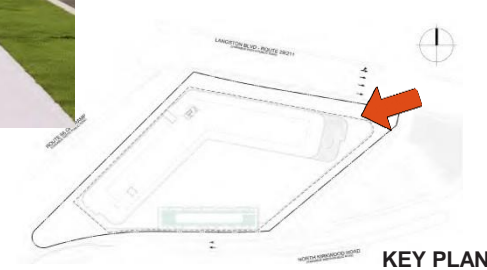
3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

ILLUSTRATIVE VIEWS





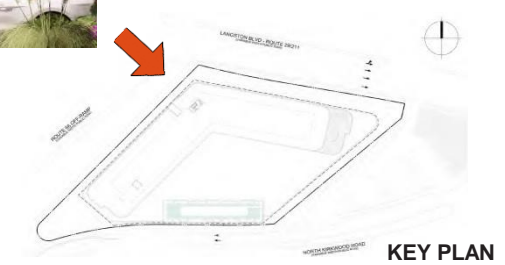
VIEW FROM NORTHEAST



KEY PLAN



VIEW FROM NORTHWEST



KEY PLAN

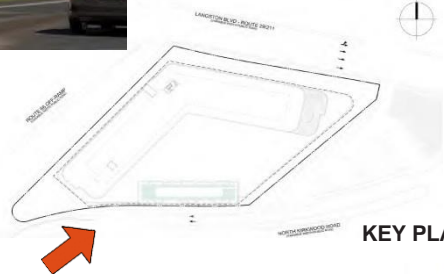
3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

ILLUSTRATIVE VIEWS





VIEW FROM SOUTHWEST



KEY PLAN

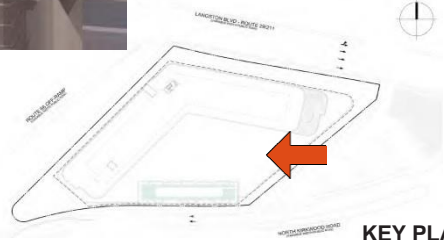
3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

ILLUSTRATIVE VIEWS





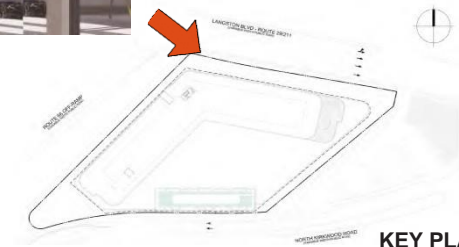
VIEW AT COURTYARD



KEY PLAN



VIEW FROM NORTHWEST

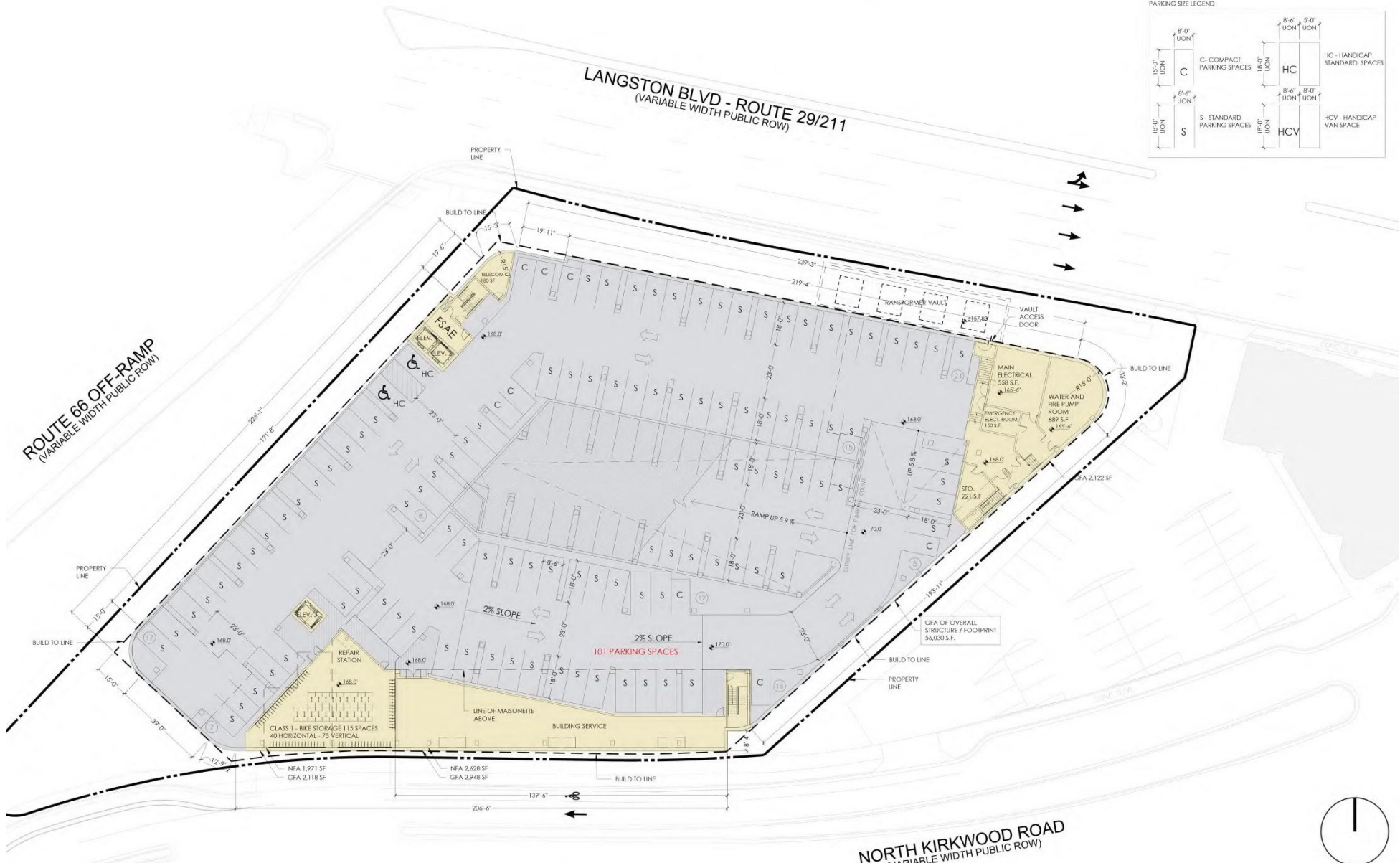


KEY PLAN

3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

ILLUSTRATIVE VIEWS





PARKING SIZE LEGEND

8'-0" UON 15'-0" UON C	C - COMPACT PARKING SPACES	8'-6" UON 18'-0" UON HC	8'-6" UON 18'-0" UON HC - HANDICAP STANDARD SPACES
8'-6" UON 18'-0" UON S	S - STANDARD PARKING SPACES	8'-6" UON 18'-0" UON HCV	HCV - HANDICAP VAN SPACE

3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

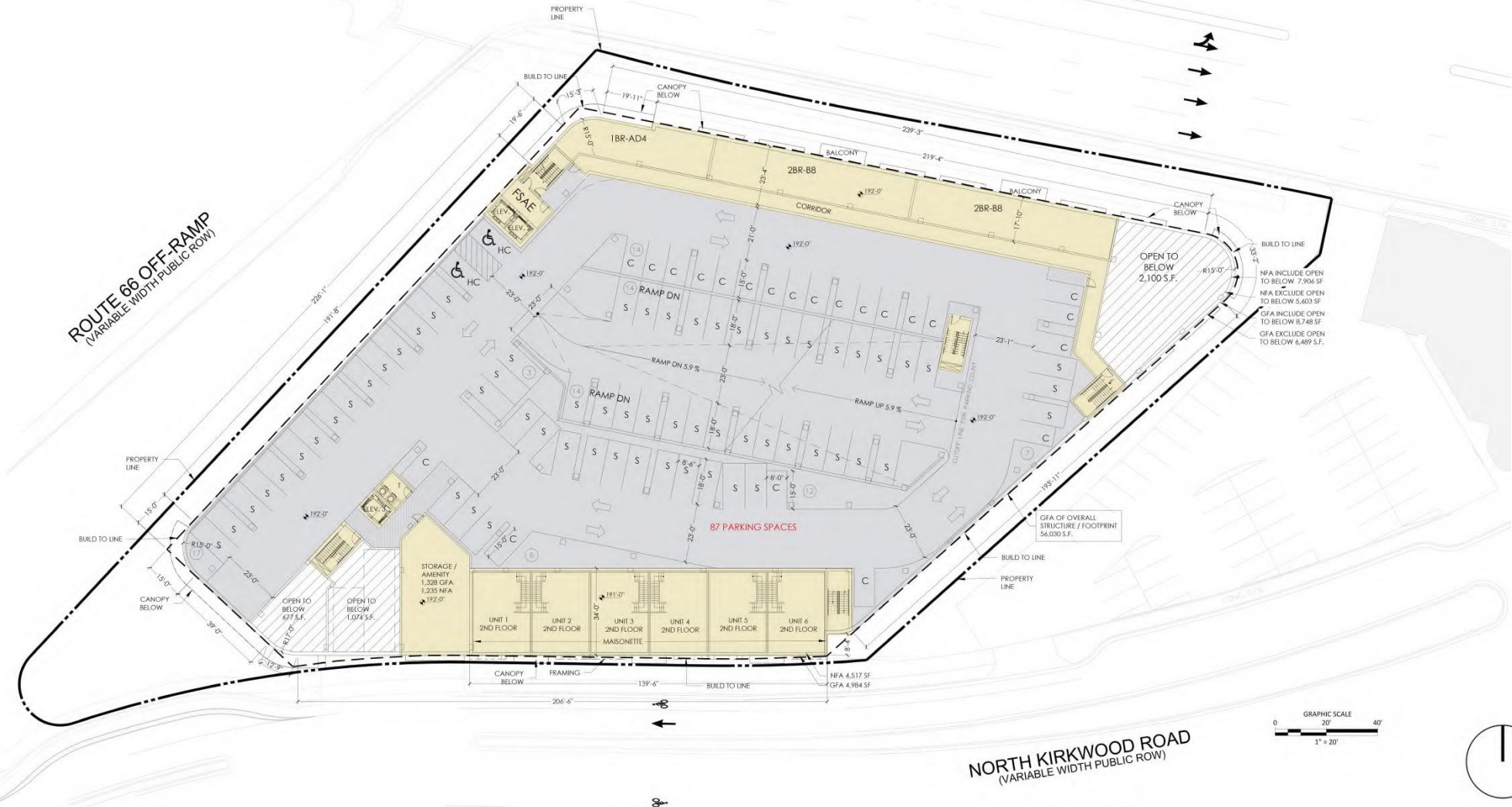
LOWER LEVEL - PARKING PLAN 21



LANGSTON BLVD - ROUTE 29/211
(VARIABLE WIDTH PUBLIC ROW)

ROUTE 66 OFF-RAMP
(VARIABLE WIDTH PUBLIC ROW)

NORTH KIRKWOOD ROAD
(VARIABLE WIDTH PUBLIC ROW)

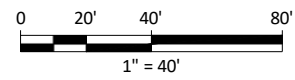
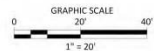


OPEN TO BELOW
2,100 S.F.

NFA INCLUDE OPEN TO BELOW 7,704 S.F.
NFA EXCLUDE OPEN TO BELOW 5,603 S.F.
GFA INCLUDE OPEN TO BELOW 8,748 S.F.
GFA EXCLUDE OPEN TO BELOW 6,489 S.F.

GFA OF OVERALL STRUCTURE / FOOTPRINT
56,030 S.F.

NFA 4,517 SF
GFA 4,984 SF



3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

LEVEL P2/P3 PLAN 23

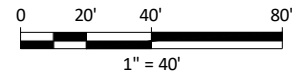


LANGSTON BLVD - ROUTE 29/211
(VARIABLE WIDTH PUBLIC ROW)

ROUTE 66 OFF-RAMP
(VARIABLE WIDTH PUBLIC ROW)

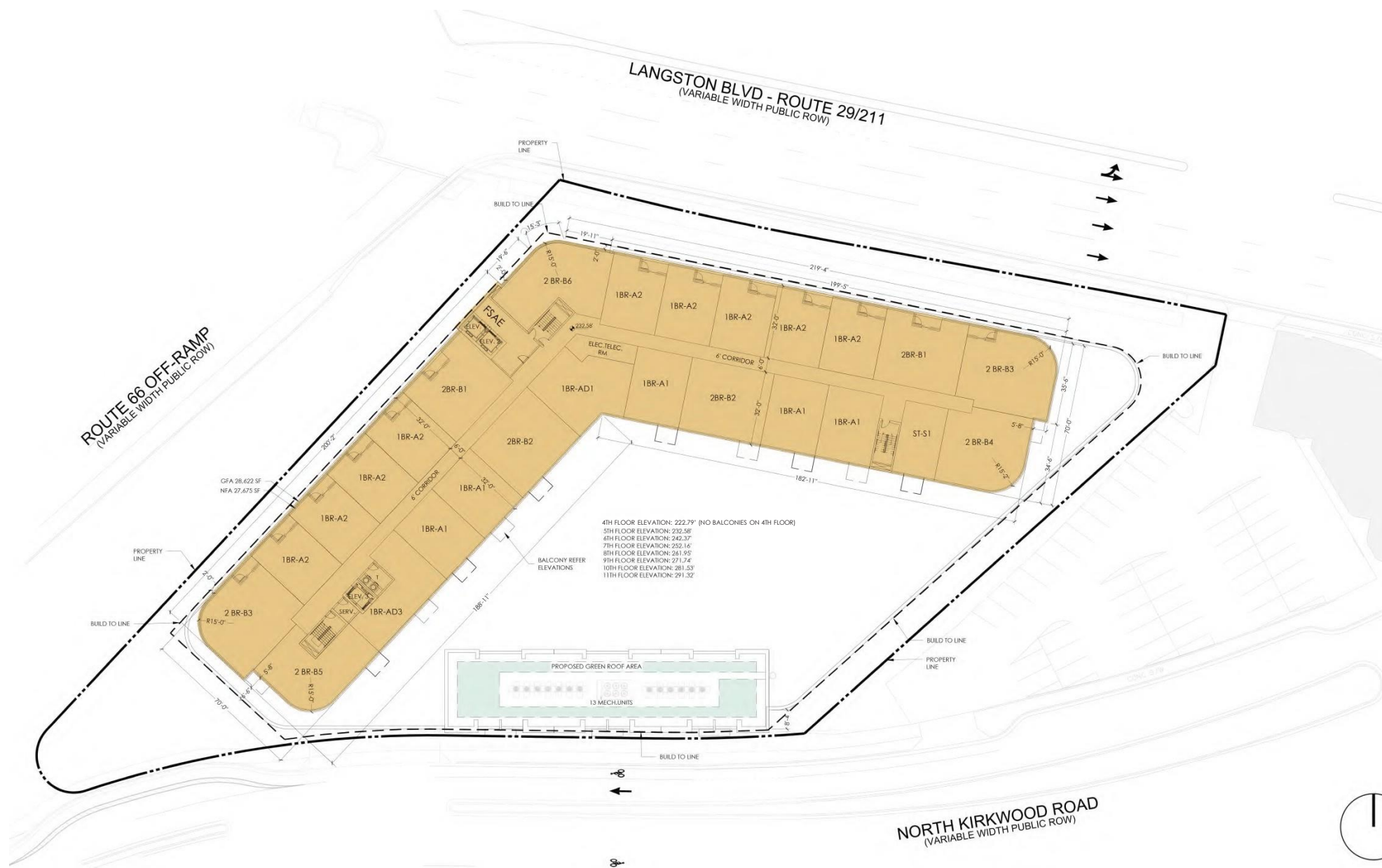
NORTH KIRKWOOD ROAD
(VARIABLE WIDTH PUBLIC ROW)

3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA



LEVEL 3 PLAN 24

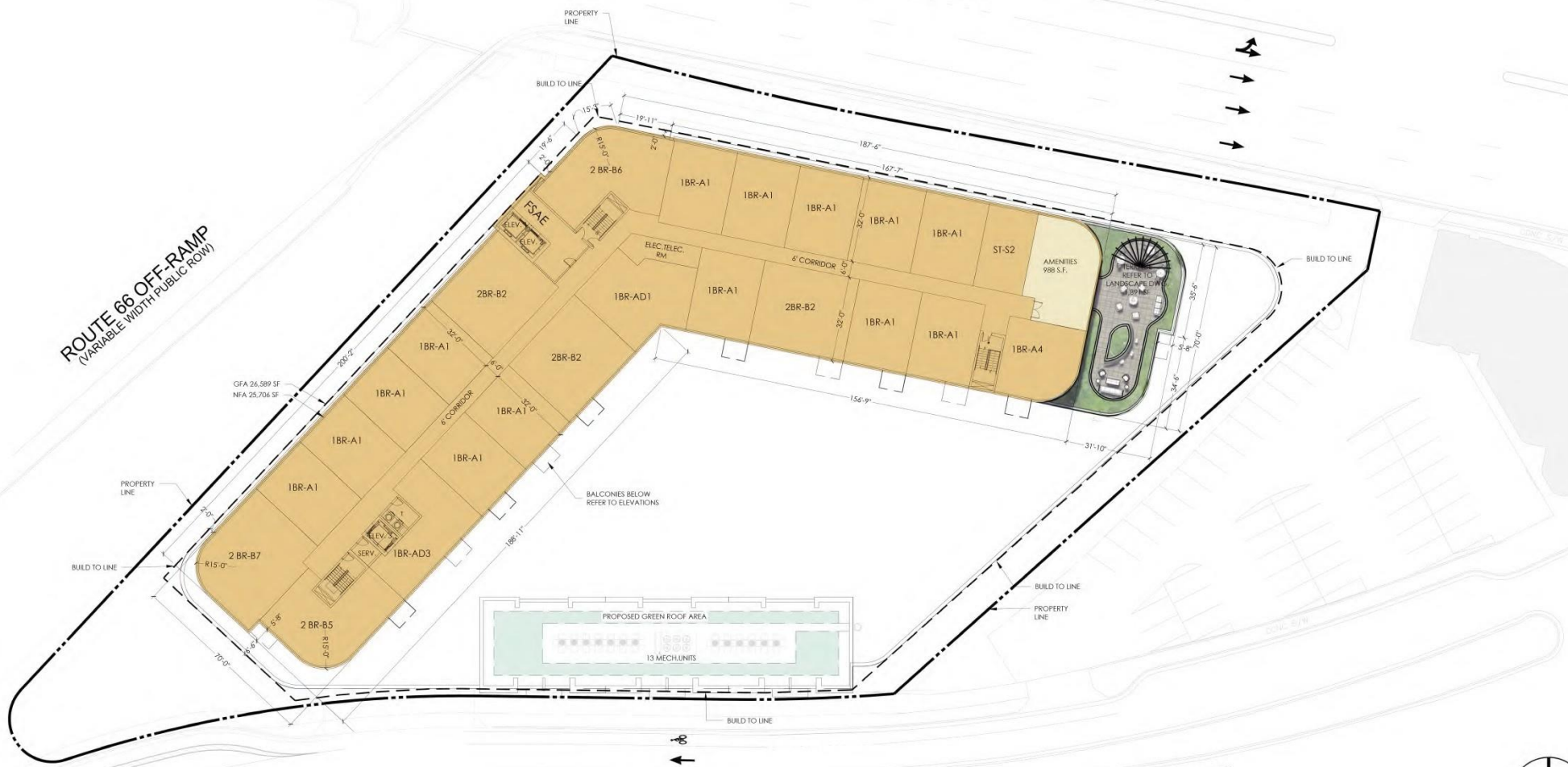




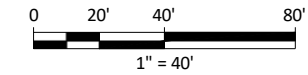
LANGSTON BLVD - ROUTE 29/211
(VARIABLE WIDTH PUBLIC ROW)

ROUTE 66 OFF-RAMP
(VARIABLE WIDTH PUBLIC ROW)

NORTH KIRKWOOD ROAD
(VARIABLE WIDTH PUBLIC ROW)



3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA



LEVEL 12 PLAN 26





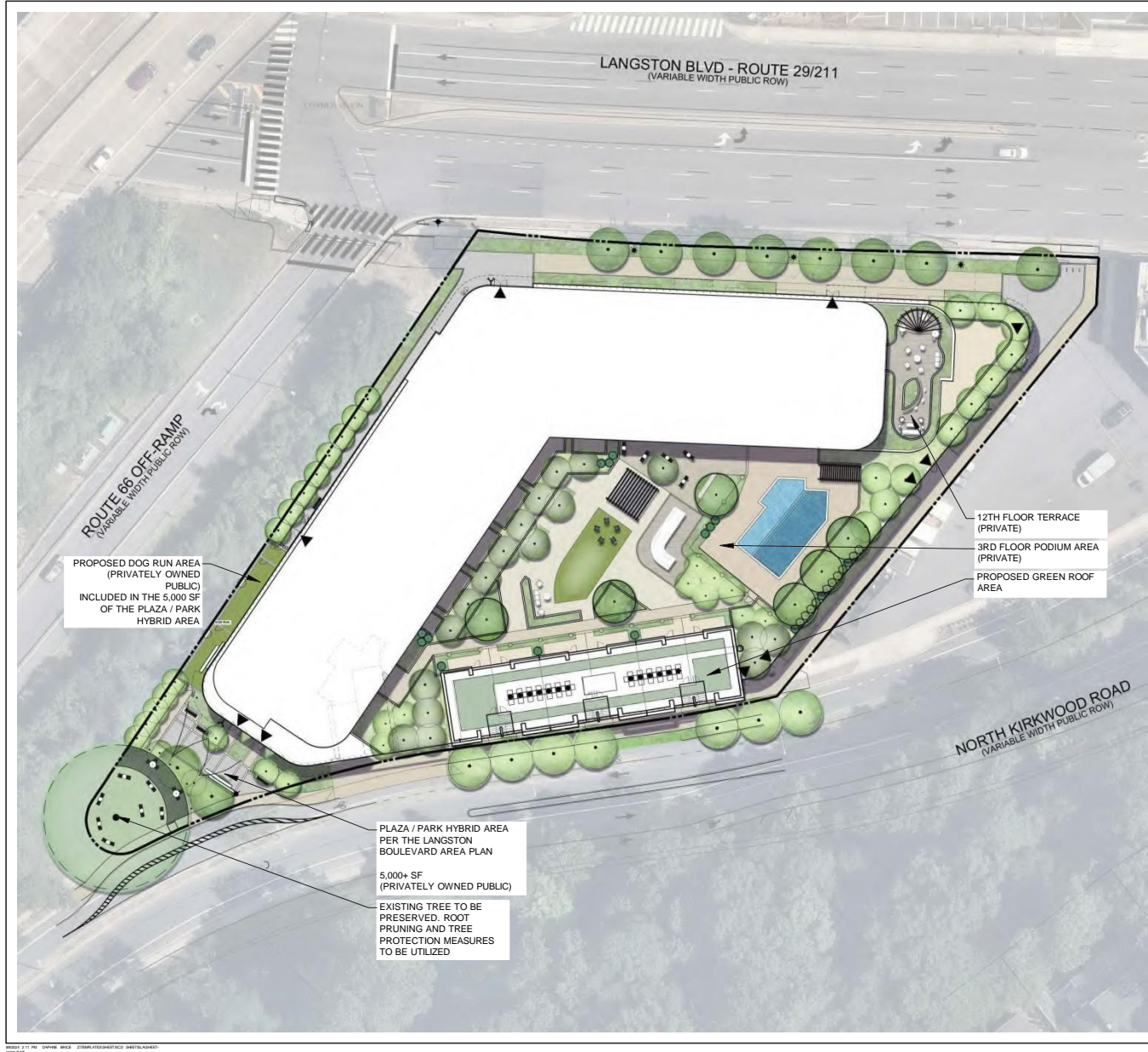
3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

ILLUSTRATIVE SITE PLAN





PLAZA / PARK HYBRID AREA ENLARGED PLAN (NO SCALE)



PROPOSED DOG RUN AREA
(PRIVATELY OWNED
PUBLIC)
INCLUDED IN THE 5,000 SF
OF THE PLAZA / PARK
HYBRID AREA

PLAZA / PARK HYBRID AREA
PER THE LANGSTON
BOULEVARD AREA PLAN
5,000+ SF
(PRIVATELY OWNED PUBLIC)

EXISTING TREE TO BE
PRESERVED. ROOT
PRUNING AND TREE
PROTECTION MEASURES
TO BE UTILIZED

12TH FLOOR TERRACE
(PRIVATE)

3RD FLOOR PODIUM AREA
(PRIVATE)

PROPOSED GREEN ROOF
AREA

3130 LANGSTON BOULEVARD

THE PROJECT CONSISTS OF A SERIES OF STREET LEVEL, PODIUM AND ROOF LEVEL SPACES, WHICH CREATE AMENITY ZONES FOR BUILDING RESIDENTS AND COMMUNITY MEMBERS. THESE AREAS PROVIDE OPPORTUNITIES FOR BIOPHILIC DESIGNS THAT CONNECT PEOPLE TO NATURE AND ALLOW LIGHT AND AIR INTO DWELLINGS.

6 DESIGN PRINCIPLES OF BIOPHILIA:

- 1. GREEN ENVELOPE
- 2. NATURE-INSPIRED FORMS & SHAPES
- 3. LIGHT
- 4. ORGANIC PATTERNS & PROCESSES
- 5. HUMAN RELATIONSHIPS TO NATURE
- 6. SENSORY EXPERIENCES

GREEN ENVELOPE:

THE SPACE DESIGN PROVIDES A "GREEN ENVELOPE" ON ALL SIDES THAT BENEFITS FROM A LANDSCAPE PALETTE THAT INCLUDES GROUNDCOVERS, SHRUBS, AND TREES TO MAXIMIZE VERTICAL GREEN EXPOSURE AND VISUAL / TACTILE ACCESSIBILITY. ELEMENTS OF URBAN AND STREETSCAPE DESIGN INCLUDE ALL NATURAL MATERIALS SUCH AS WOOD ON BENCHES (HIGH CONTACT, SENSE OF TOUCH) AND PLANTER WALLS WITH SEATING (HIGH CONTACT, SENSE OF SMELL).

NATURE-INSPIRED FORMS & SHAPES:

THE PUBLIC SPACE GEOMETRY REFLECTS AN ORGANIC ORGANIZATIONAL APPROACH, THAT GENTLY GUIDES PEDESTRIAN ACCESS AND WALKABILITY OF THE OVERALL SPACE.

LIGHT:

THE DESIGN AND LAYOUT ALLOW NATURAL LIGHT TO PERMEATE THROUGHOUT.

ORGANIC PATTERNS & PROCESSES:

NATURAL COMPONENTS OF THE DESIGN, SUCH AS TREES, WILL CONTRIBUTE TEXTURAL RICHNESS WITH INTERESTING BARK, LEAF AND BRANCH PATTERNS, AND COLORS DURING VARIOUS SEASONS REFLECTING CYCLICAL NATURAL PROCESSES.

HUMAN RELATIONSHIPS TO NATURE:

THE MOST BASIC CONNECTION THAT HUMANS HAVE WITH NATURE IS WITH THE VEGETATIVE ENVIRONMENT. DIVERSE PLANT PALETTES REMIND US OF EXPANSIVE OPEN FIELDS, WOODED AREAS, AND OTHER DESIRABLE NATURE SETTINGS.

THE PLANT PALETTE ENVISIONED FOR THE PROJECT INTENDS TO BRING A TRUE CONNECTION VIA PLANT SELECTIONS THAT ARE NATIVE, HAVE SEASONAL INTEREST, AND SUPPORT URBAN HABITAT SUCH AS POLLINATORS.

SENSORY EXPERIENCES
CONNECTIONS TO OUR LIVING ENVIRONMENTS ARE THROUGH SENSORY EXPERIENCES

- TOUCH: TEXTURAL DESIGN VIA HARDSCAPE / LANDSCAPE ELEMENTS.
- SIGHT: VIEWS ARE INTERNALLY AND EXTERNALLY FOCUSED, DELIBERATELY ORCHESTRATED BY THE LOCATION AND PLACEMENT OF BENCHES.
- SMELL: BREEZY SPACES CARRIES SCENTS FROM GRASSES AND OTHER PLANTS MOVING IN THE WIND.
- SOUND: THE RUSTLING OF TREE LEAVES IN THE WIND, AS WELL AS THE TREE CANOPY, AND OTHER DESIGN FEATURES MITIGATING NOISE FROM THE OVERALL NEIGHBORING ACTIVITY.



300 S. REYFORD STREET
ALEXANDRIA, VA 22304
703.644.7766
WWW.LANDDESIGN.COM
ENG. FIRM LICENSE # PB002017



3130 LANGSTON BOULEVARD

ROONEY PROPERTIES, LLC
3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

PROJECT: 2024074

REVISION / ISSUANCE

NO	DESCRIPTION	DATE
1	4.1 SITE PLAN SUBMIT FOR PER	08/08/24

DESIGNED BY: SC
 DRAWN BY: JB
 CHECKED BY: AC

DATE: 8/8/24

SCALE: 1"=20'

VERT. VAN. ORIZ. 1/32"

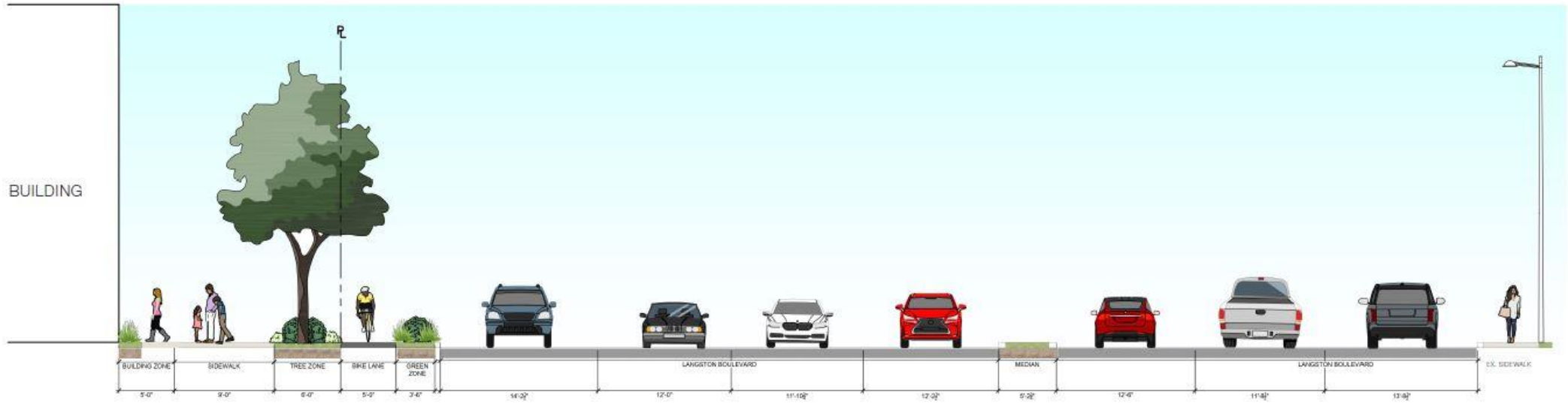
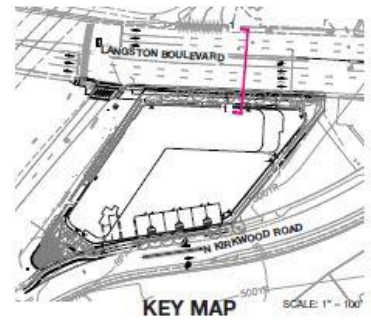
DATE TITLE: ILLUSTRATIVE PLAN

DRAWN BY: 8/8/24

L-100

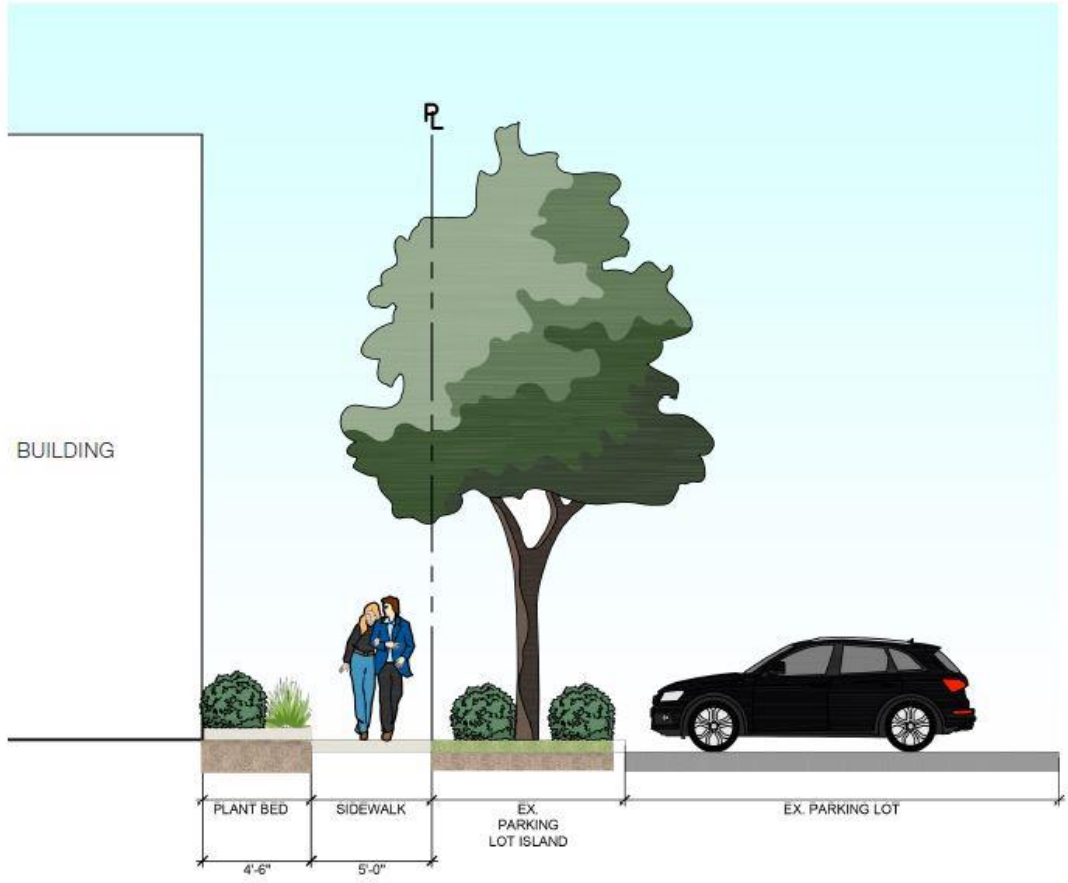
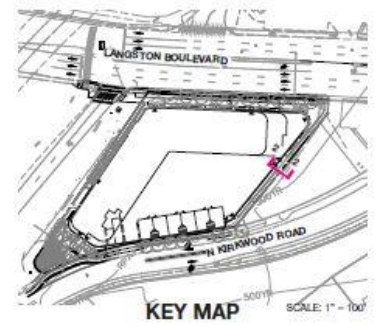


SECTION 1 - LANGSTON BOULEVARD

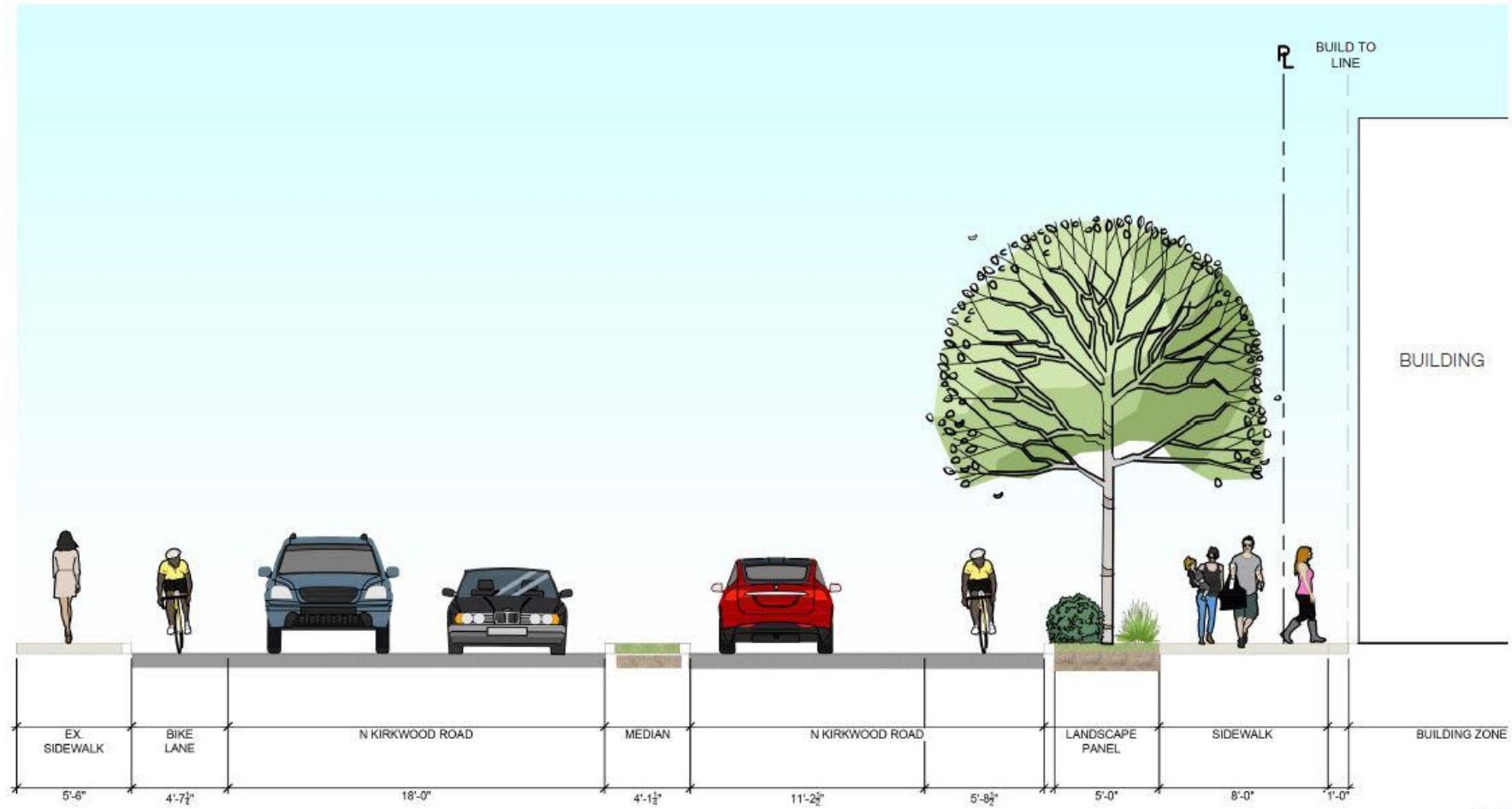
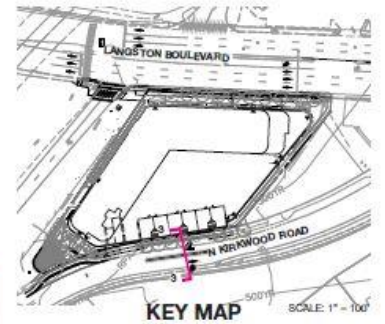


NTS

SECTION 2 - EASTERN PROPERTY LINE



SECTION 3 - NORTH KIRKWOOD ROAD



NTS



Community Benefits

Infrastructure and Community Improvements

Streetscape & Public Realm:

- Streetscape and sidewalk improvements along Langston Boulevard and North Kirkwood Road.
- +5,000 sq. ft. Plaza/Park Hybrid Space, including a dog run.

Stormwater & Environmental Enhancements:

- Provide green roofs and other vegetated areas to create effective pervious surface, utilizing biophilic design.
- Provide overland relief corridors to protect adjoining development and reduce flood risk.
- Promote flood mitigation and protection reducing impacts on public infrastructure.

Green & Active Transportation:

- Bicycle parking to support alternative transportation options.
- Multi-use pathway along Langston Boulevard.

Infrastructure:

- Contribution to the Underground Utility Fund for long-term community benefits.

Economic & Social Impact

Affordable Housing:

- Contribution to affordable housing fund based on new density.
- Provision of on-site Committed Affordable Units.

Economic Growth:

- Increased real estate and sales tax revenue benefiting the community.
- Job creation during construction and ongoing retail employment.

Public Art

- Contribution to the Public Art Fund.

Alignment with the Langston Boulevard Area Plan:

- Implements the vision outlined in the Langston Boulevard Plan.

Questions?

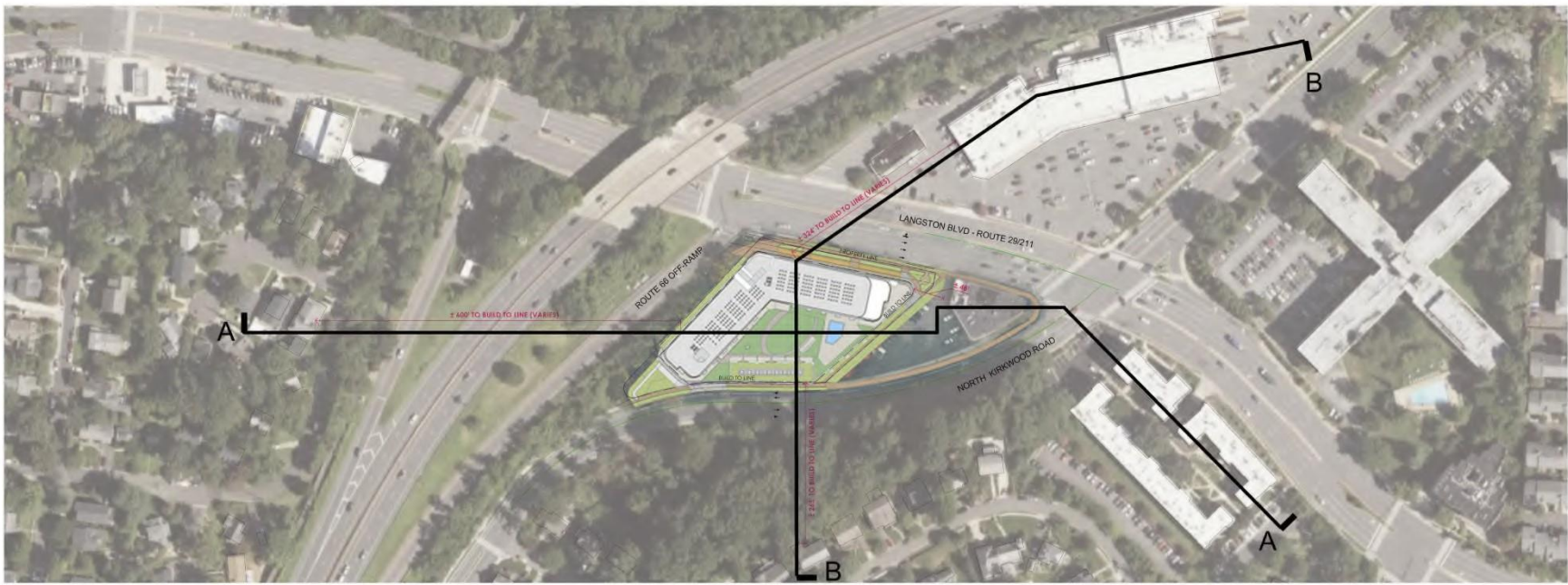
VENABLE_{LLP}





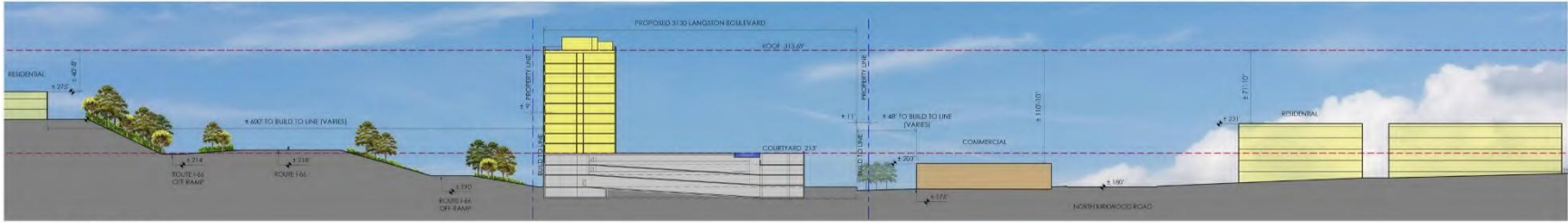
Appendix

VENABLE LLP

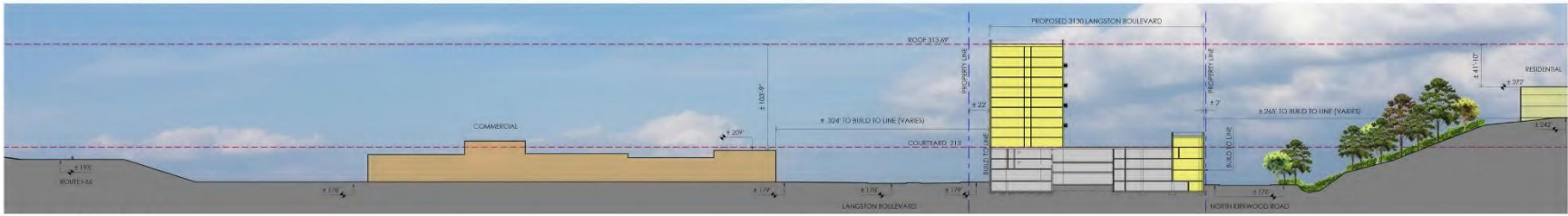


NOTE:
 ARCHITECTURAL PLANS, INTERNAL PARKING LAYOUTS, PERSPECTIVES, ELEVATIONS AND SECTIONS ARE
 CONCEPTUAL AND SUBJECT TO REVISION IN FINAL DEVELOPMENT PLAN AND SITE PLAN APPLICATIONS.
 BUILDING DESIGN AND MATERIALS ARE SUBJECT TO CHANGE.

KEY PLAN
 NTS



1 SECTION A-A
 NTS



SECTION B-B

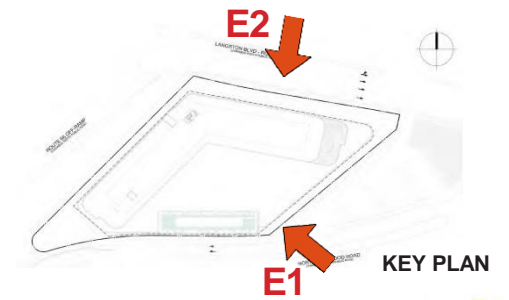




E1 - ELEVATION FROM N KIRKWOOD RD

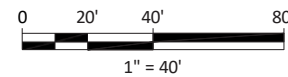


E2 - ELEVATION FROM LANGSTON BLVD



KEY PLAN

3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA



ELEVATIONS



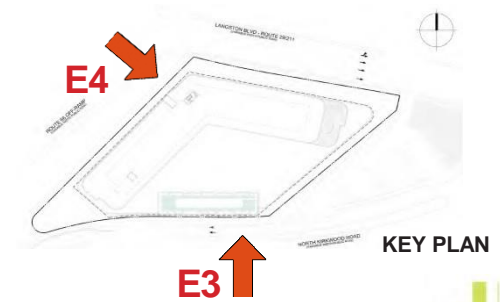


E3 - ELEVATION FROM N KIRKWOOD RD



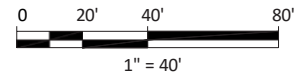
E4 - ELEVATION FROM I-66 RAMP

3
3



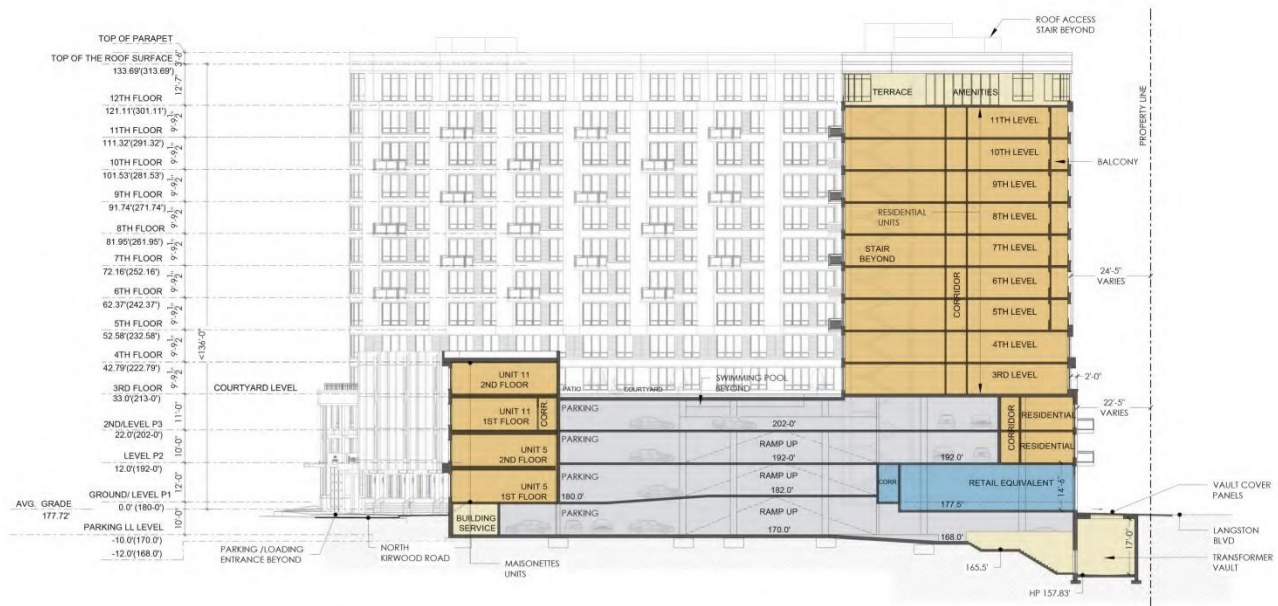
KEY PLAN

3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

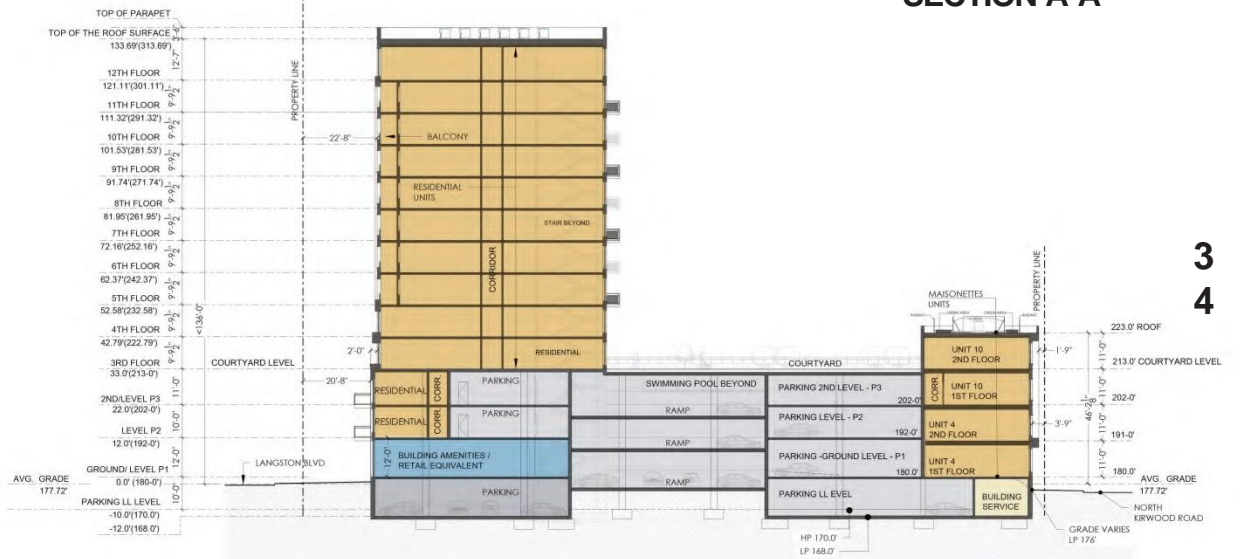


ELEVATIONS

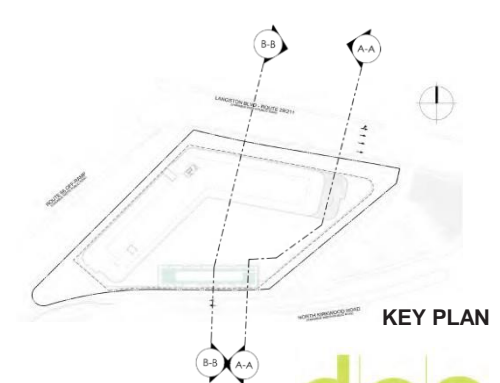




SECTION A-A

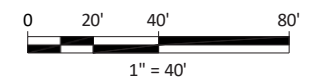


SECTION B-B



KEY PLAN

3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA



SECTIONS



**3130 LANGSTON BOULEVARD |
ARLINGTON, VIRGINIA**

4.1 SITE PLAN SUBMISSION

AUGUST 2024

