

3130 Langston Boulevard

Rooney Properties LLC

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Rooney Properties

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VENABLE LLP



Project Overview

Modern Residential Living on Langston Boulevard:

- Redevelopment proposal includes a 12-story building with 296 residential units supported by 353 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:

- 8,602 sq. ft. of street-level retail.
- 6,084 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
- Community engagement period
- SPRC (Site Plan Review Committee) meetings
- Planning Commission hearing
- Final Board hearing and project approval



Architecture and Site Design

VENABLE LLP



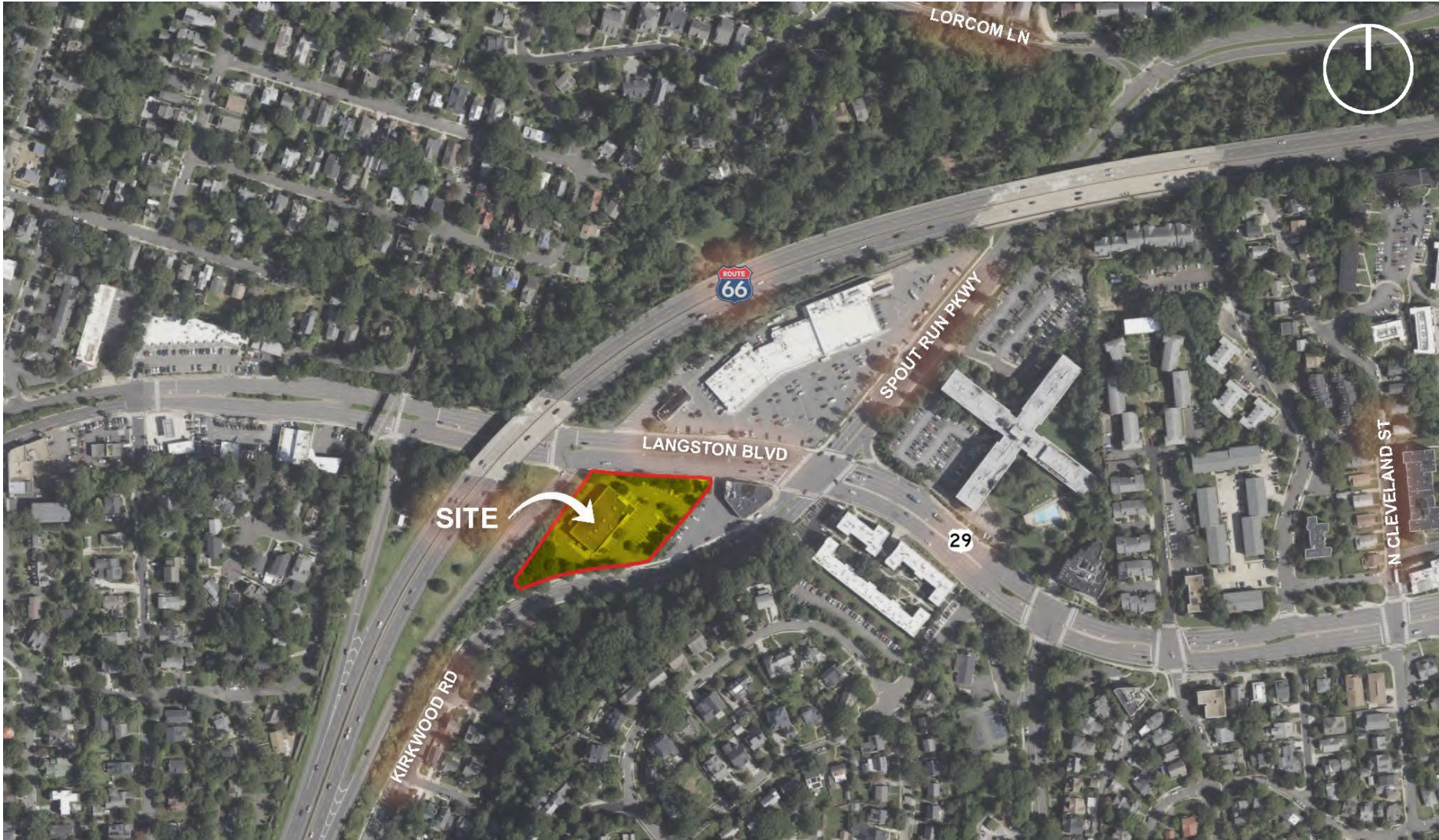
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4.1 SITE PLAN SUBMISSION

DECEMBER 2024

dcs
DESIGN

ROONEY
PROPERTIES



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SITE LOCATION (NO SCALE)

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.

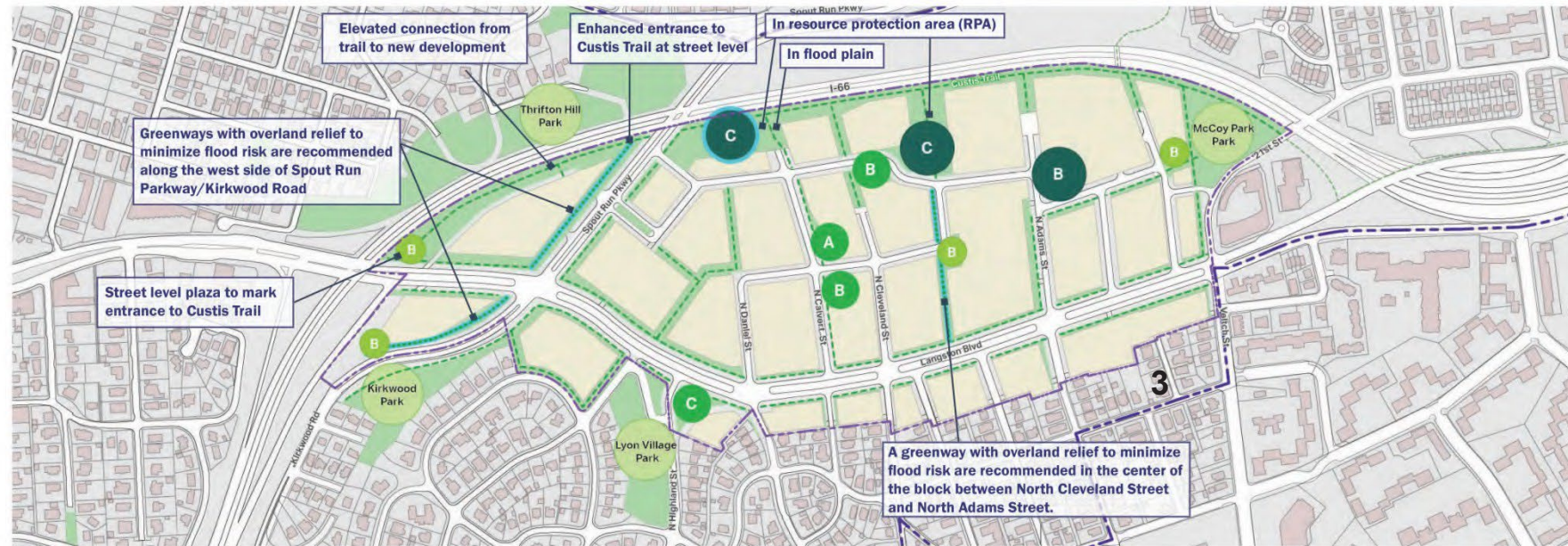
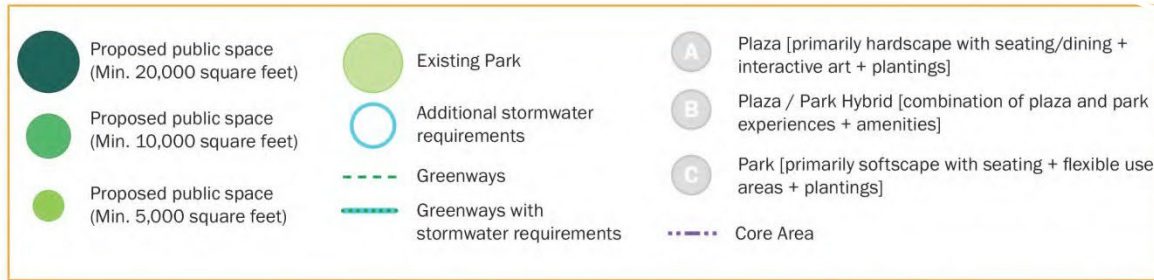


Figure 3.32: Area 5 (West) Public Space Network Map

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

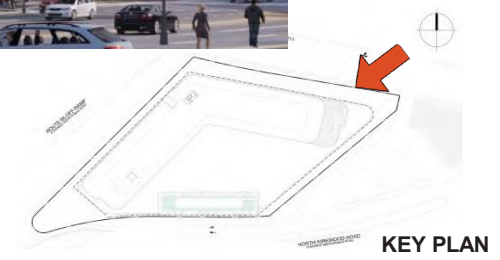
Area 5 (West) Bicycle Network Map



Figure 3.22: Area 5 (West) Bicycle Network Map



VIEW FROM NORTHEAST AT LANGSTON BLVD



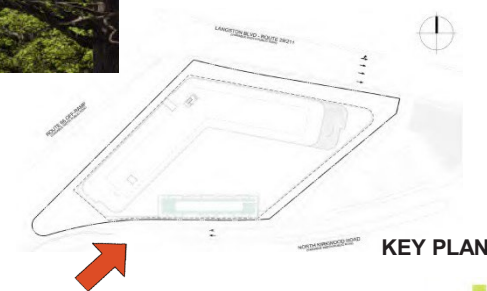
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ILLUSTRATIVE VIEWS





VIEW FROM SOUTHWEST



KEY PLAN

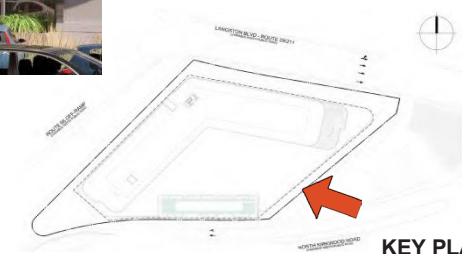
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ILLUSTRATIVE VIEWS





VIEW FROM EAST



KEY PLAN

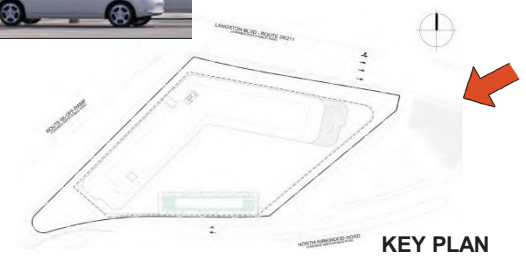
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ILLUSTRATIVE VIEWS





VIEW FROM NORTHEAST



KEY PLAN

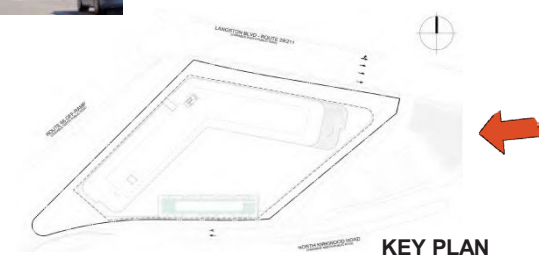
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ILLUSTRATIVE VIEWS





VIEW FROM EAST



KEY PLAN

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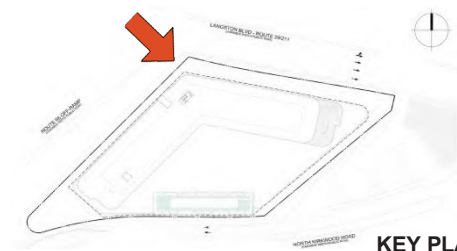
ILLUSTRATIVE VIEWS





VIEW FROM NORTHWEST

1
1



KEY PLAN

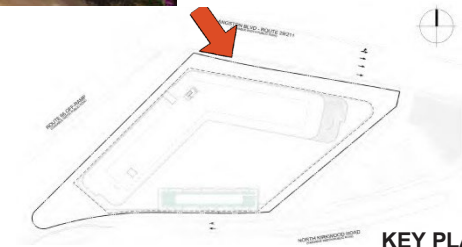
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ILLUSTRATIVE VIEWS





VIEW FROM NORTHWEST



KEY PLAN

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ILLUSTRATIVE VIEWS





VIEW FROM SOUTHWEST

3



KEY PLAN

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VIEW FROM SOUTHWEST

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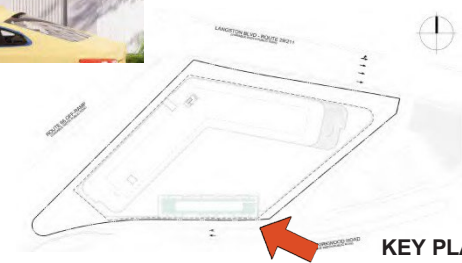
KEY PLAN

ILLUSTRATIVE VIEWS





VIEW FROM SOUTHEAST



KEY PLAN

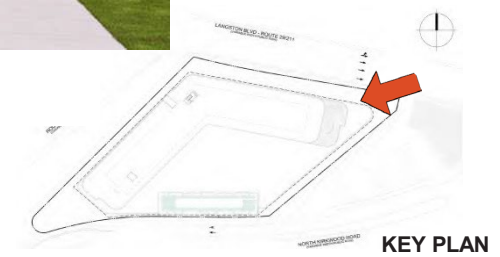
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ILLUSTRATIVE VIEWS





VIEW FROM NORTHEAST



KEY PLAN

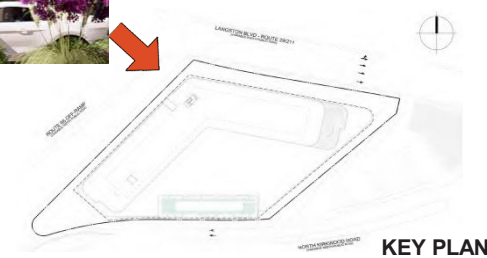
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ILLUSTRATIVE VIEWS





VIEW FROM NORTHWEST



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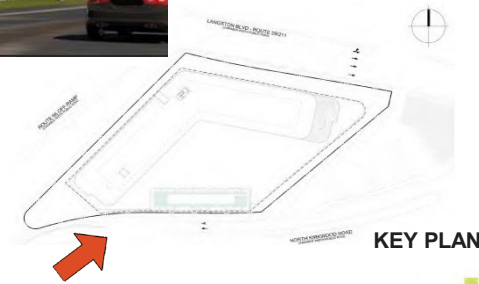
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ILLUSTRATIVE VIEWS





VIEW FROM SOUTHWEST



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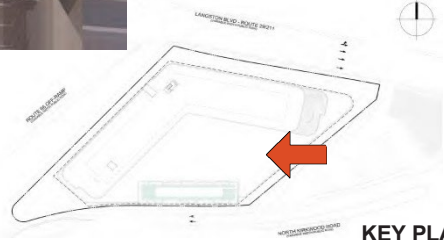
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ILLUSTRATIVE VIEWS





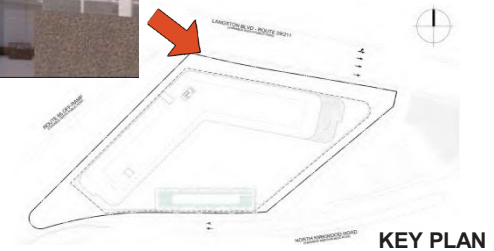
VIEW AT COURTYARD



KEY PLAN



VIEW FROM NORTHWEST



KEY PLAN

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ILLUSTRATIVE VIEWS



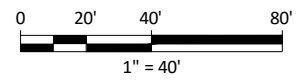
LANGSTON BLVD - ROUTE 29/211
(VARIABLE WIDTH PUBLIC ROW)

ROUTE 66 OFF-RAMP
(VARIABLE WIDTH PUBLIC ROW)

NORTH KIRKWOOD ROAD
(VARIABLE WIDTH PUBLIC ROW)

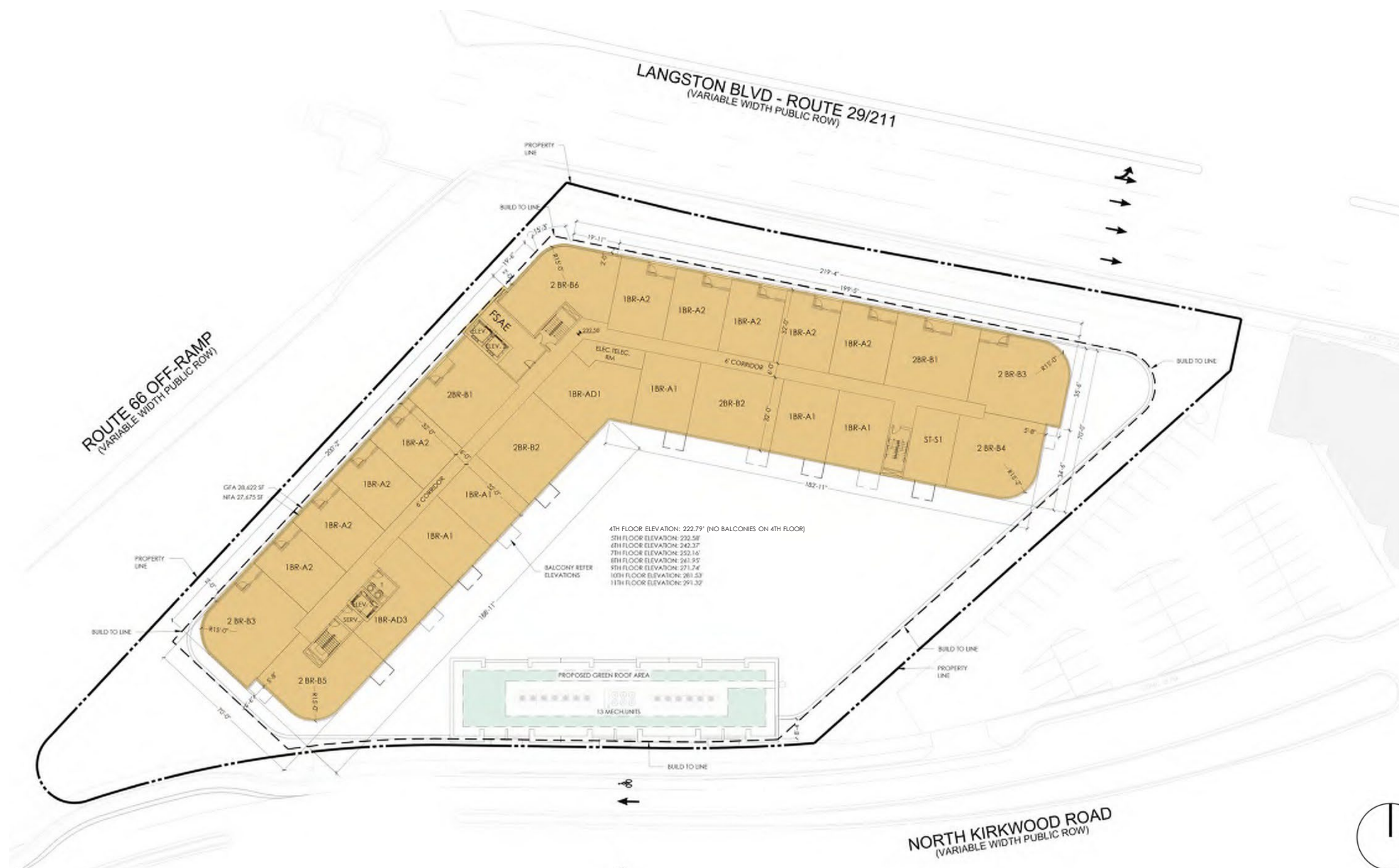


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LEVEL 3 PLAN 24





4TH FLOOR ELEVATION: 222.79' (NO BALCONIES ON 4TH FLOOR)
 5TH FLOOR ELEVATION: 222.58'
 6TH FLOOR ELEVATION: 242.37'
 7TH FLOOR ELEVATION: 252.16'
 8TH FLOOR ELEVATION: 261.95'
 9TH FLOOR ELEVATION: 271.74'
 10TH FLOOR ELEVATION: 281.53'
 11TH FLOOR ELEVATION: 291.32'

ROUTE 66 OFF-RAMP
 (VARIABLE WIDTH PUBLIC ROW)

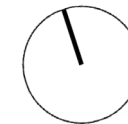
LANGSTON BLVD - ROUTE 29/211
 (VARIABLE WIDTH PUBLIC ROW)

NORTH KIRKWOOD ROAD
 (VARIABLE WIDTH PUBLIC ROW)





PLAZA / PARK HYBRID AREA ENLARGED PLAN (NO SCALE)

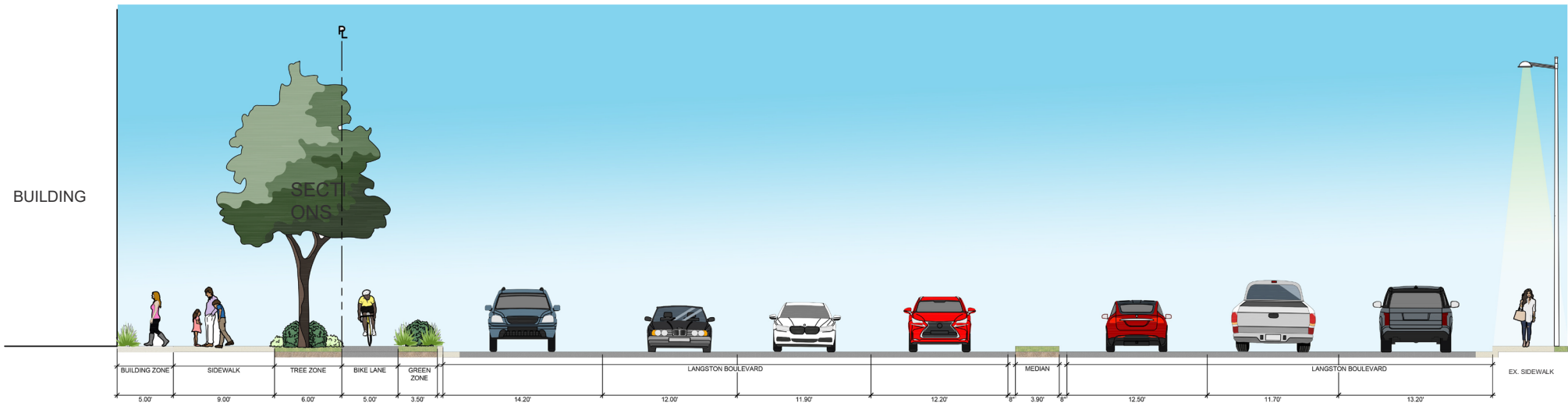
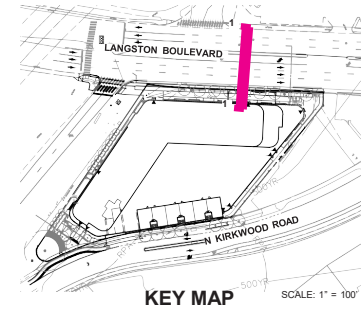


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ROADWAY SECTIONS

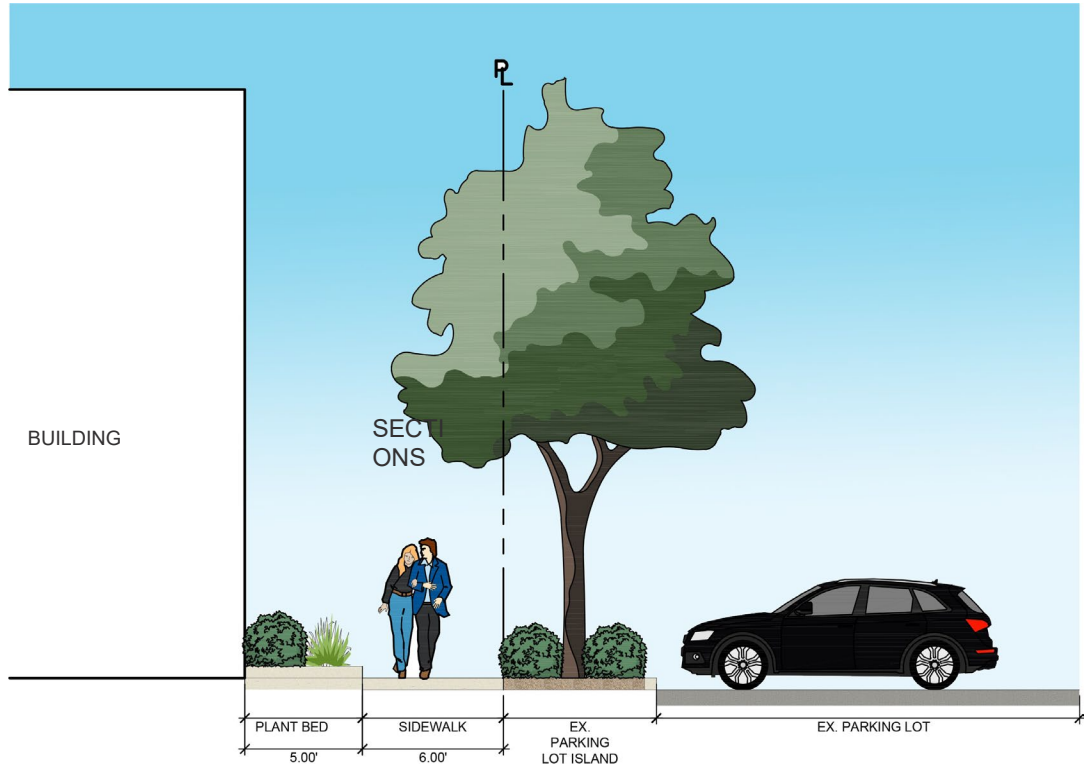
• 12.04.2024 •

SECTION 1 - LANGSTON BOULEVARD

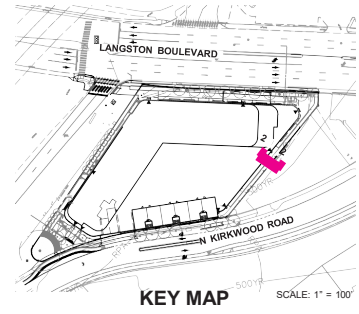


NTS

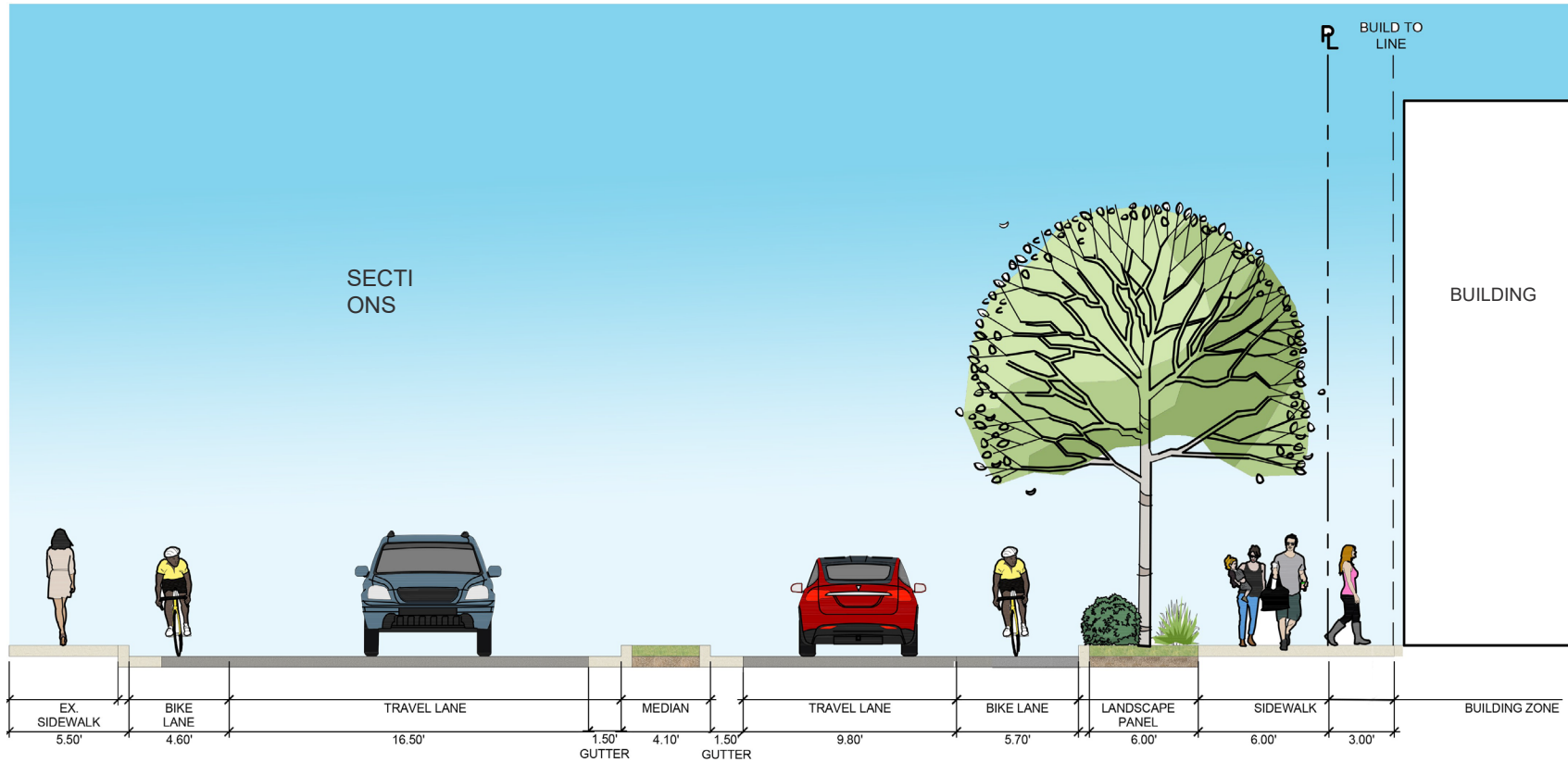
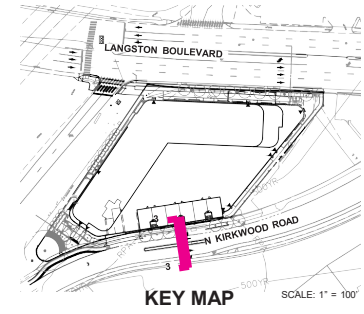
SECTION 2 - EASTERN PROPERTY LINE



NTS



SECTION 3 - NORTH KIRKWOOD ROAD



NTS



Community Benefits

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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.

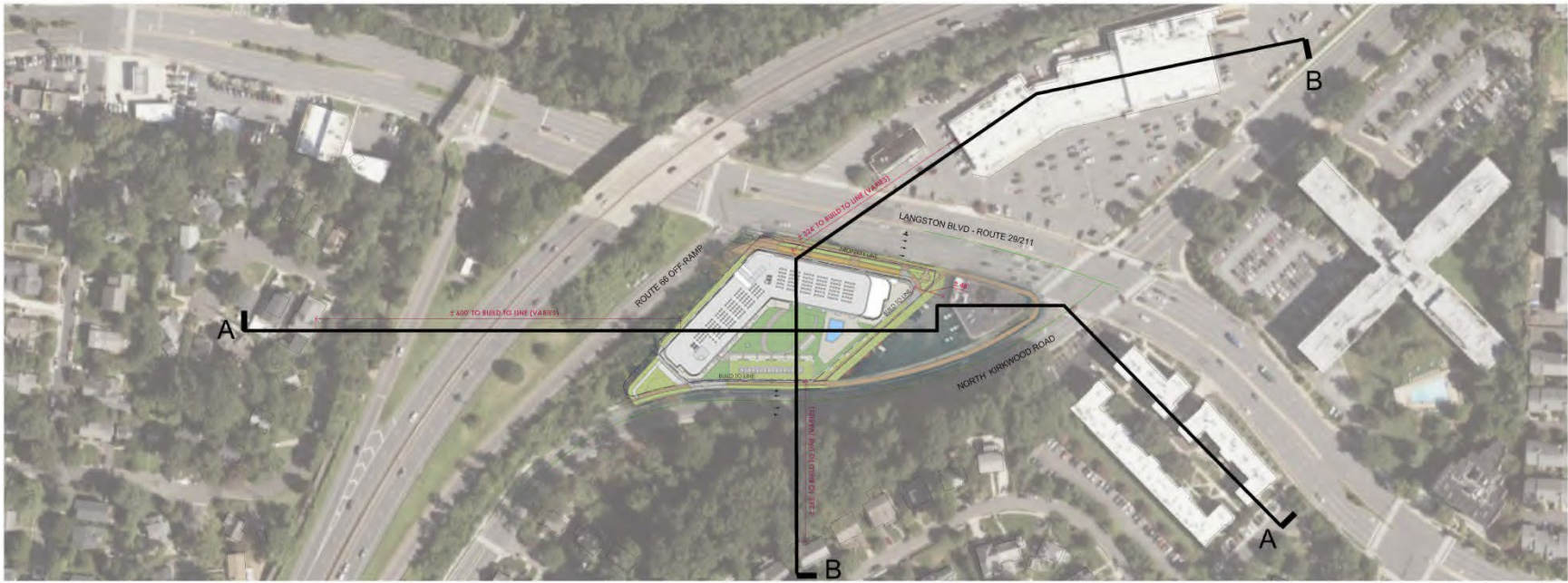
Questions?

VENABLE_{LLP}



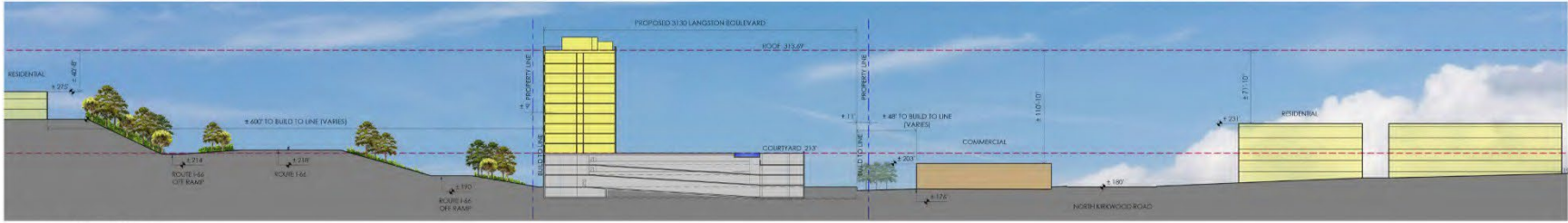


Appendix

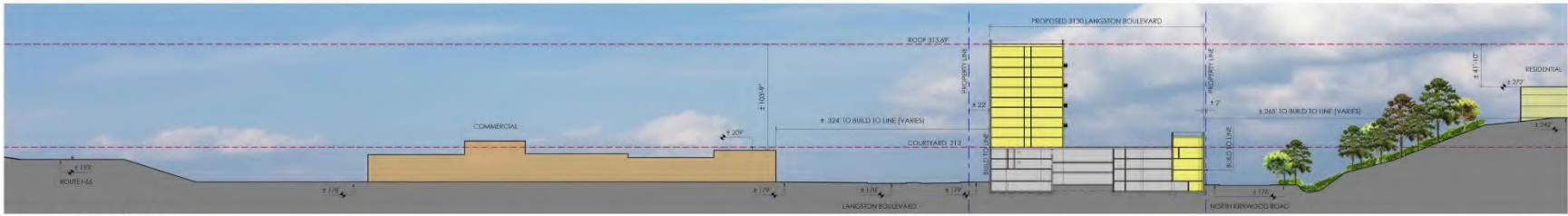


NOTE:
 ARCHITECTURAL PLANS, INTERNAL PARKING LAYOUTS, PERSPECTIVES, ELEVATIONS AND SECTIONS ARE
 CONCEPTUAL AND SUBJECT TO REVISION IN FINAL DEVELOPMENT PLAN AND SITE PLAN APPLICATIONS.
 BUILDING DESIGN AND MATERIALS ARE SUBJECT TO CHANGE.

KEY PLAN
 NTS



1 SECTION A-A
 NTS



SECTION B-B

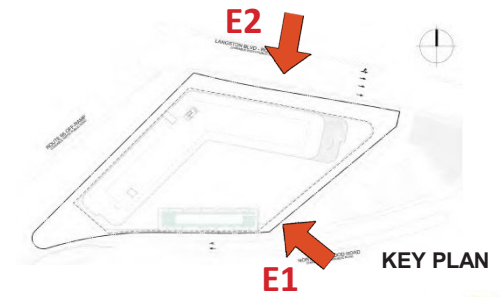


E1 - ELEVATION FROM N KIRKWOOD RD



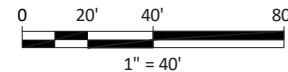
E2 - ELEVATION FROM LANGSTON BLVD

3
2



KEY PLAN

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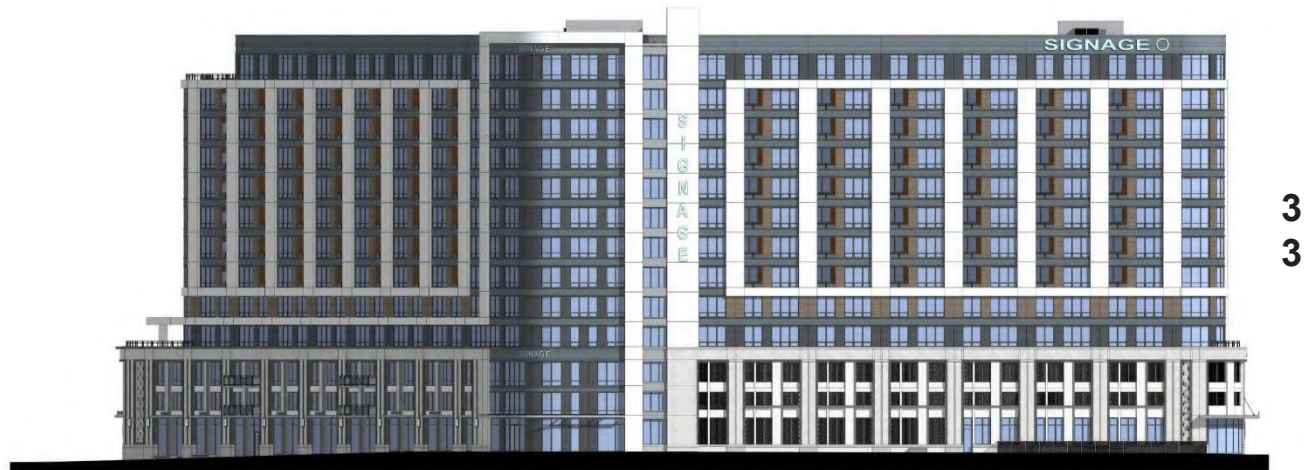


ELEVATIONS

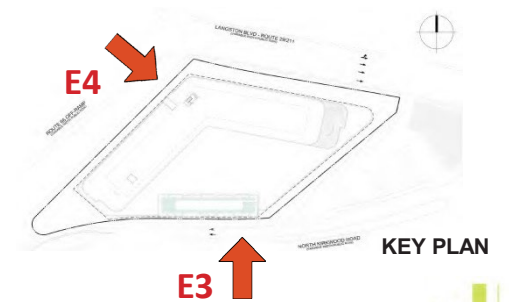




E3 - ELEVATION FROM N KIRKWOOD RD

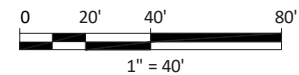


E4 - ELEVATION FROM 1-66 RAMP



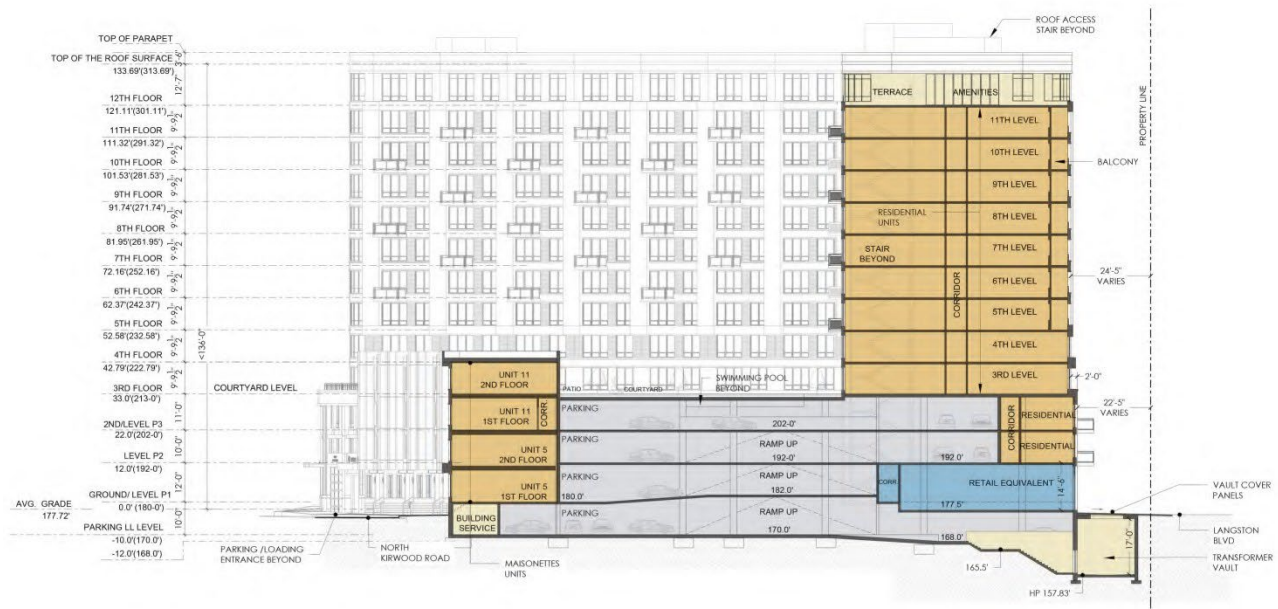
KEY PLAN

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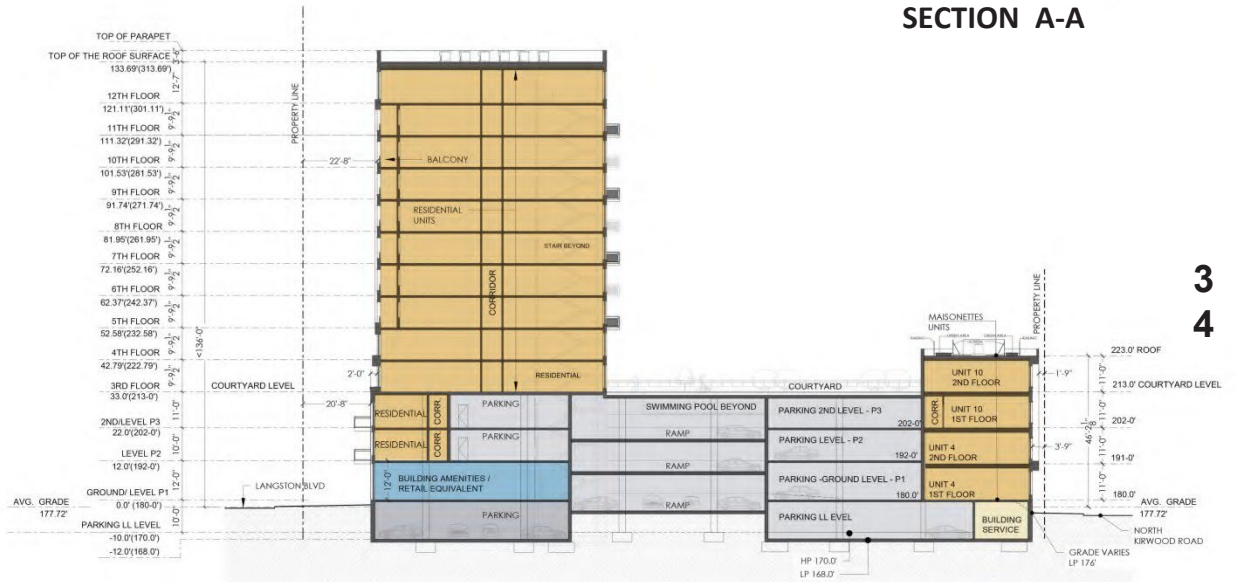


ELEVATIONS

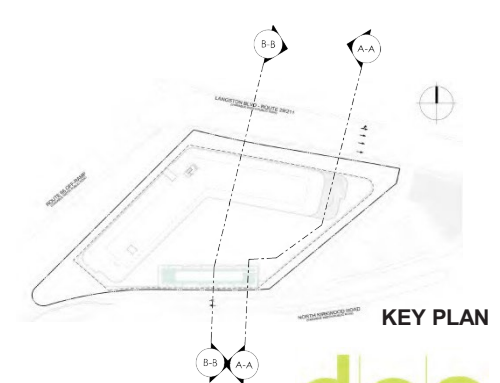




SECTION A-A

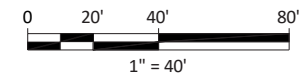


SECTION B-B



KEY PLAN

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SECTIONS

