From the **2022 Preliminary Concept Plan** to the **2023 Draft Langston Boulevard Area Plan**

**What's Changed**

### The Draft Plan offers new information:

- Policies
- Design Principles and Guidelines
- Implementation Matrix including recommendations for:
  - amendments to existing policies and zoning standards,
  - strategic investments through the County’s Capital Improvement Program, and
  - engagement and partnerships with external stakeholders.

### Changes to proposed concepts include:

#### Parks and Plazas

<table>
<thead>
<tr>
<th>Area 2</th>
<th>The PCP proposed 2 new public spaces.</th>
<th>The Draft Plan proposes 7 new public spaces.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area 3</td>
<td>The PCP proposed 7 new public spaces.</td>
<td>The Draft Plan proposes 9 new public spaces.</td>
</tr>
<tr>
<td>Area 5</td>
<td>The PCP proposed 7 new public spaces.</td>
<td>The Draft Plan proposes 14 new public spaces.</td>
</tr>
</tbody>
</table>

#### Pedestrian and Bicycle Connections

- From *N. Woodrow Street to Military Rd. on Langston*:
  - The PCP proposed a two-way shared use path on one side of road.

- From *Spout Run Parkway to Veitch St. on Langston*:
  - The PCP proposed a two-way shared use path on one side of road.

- The Draft Plan proposes **buffered bike lanes on each side of the road**.

- The Draft Plan proposes **protected bike lanes on each side of the road**.

#### Building Heights

**Taller building heights** are proposed in select locations in Neighborhood Areas 2, 3 and 5 to provide additional opportunities for implementing the vision through private redevelopment. Step-backs have been adjusted in areas where building height was changed to create appropriate transitions in building height and scale.

#### Retail Ground Floor Priority

Ground floor priority has **expanded to all four corners of the George Mason and Langston Boulevard intersection** and the Spout Run Parkway and Langston Boulevard intersection.

#### The Draft Plan also anticipates additional future intersection studies.

<table>
<thead>
<tr>
<th>Area 2</th>
<th>The PCP noted 3 potential studies.</th>
<th>The Draft Plan noted 6 potential studies.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area 3</td>
<td>The PCP noted 3 potential studies.</td>
<td>The Draft Plan noted 8 potential studies.</td>
</tr>
<tr>
<td>Area 5</td>
<td>The PCP noted 1 potential study.</td>
<td>The Draft Plan noted 8 potential studies.</td>
</tr>
</tbody>
</table>

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