

Draft Langston Boulevard Area Plan

BOLDLY PLANNING FOR PEOPLE & POWER OF PLACE 2050 - Resilient, Renewable, and Re-energized

The Vision

Land Use: Activity Hubs will connect workers, visitors, and residents with homes, shops, recreation spaces, and transit.

Economic Vitality: The corridor will provide spaces that support a diversity of businesses, including local ones, and create jobs and entrepreneurship opportunities.

Housing: Expanding housing options and increasing housing supply will help meet the housing needs of increasingly diverse residents and household types.

Building Form: With biophilic elements, Langston Boulevard will feature inspiring architecture and landscapes. Taller buildings will be concentrated around the Activity Hubs, and buildings further removed from the hubs will be smaller.

Transportation, Connectivity, and Urban Design: Biophilic elements will be in public spaces and streetscapes. Streets will be safe, convenient, and comfortable. Pedestrians, bicyclists, transit users, and drivers will be able to navigate a larger network of community facilities, trails, parks, and plazas quickly and easily.

Public Schools, Facilities, and Spaces: Community centers, libraries, schools, and government services will serve the growing community. New and existing parks will be within walking distance to enhance health and wellbeing.

Historic and Cultural Resources: New art and historic markers will help build an understanding of Arlington's history, people, and places.

Sustainability and Resilience: Transformation will increase environmental resilience and help achieve the County's carbon neutrality goal by managing stormwater effectively, promoting transit and sustainable transportation, reducing energy demand and emissions, and managing the urban heat island effect.

Policies and Implementation Recommendations

To realize the vision, the plan offers policies and implementation strategies for:

- Economic Vitality** 
- Housing** 
- Public Facilities and Schools** 
- Building Height and Form** 
- Historic and Cultural Resources** 
- Transportation Network** 
- Complete Streets, Bicycle, and Pedestrian Facilities** 
- Transit** 
- Parking** 
- Public Space** 
- Tree Canopy** 
- Energy** 
- Stormwater Management** 
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Equity

The Langston Boulevard Area Plan has applied the County's Equity Lens to understand whether and where racial inequities exist, are being created, or are being exacerbated by this planning process. The reimagining of Langston Boulevard will result in a greener, safer, and more equitable environment for a diverse group of visitors and new and longtime residents, all of whom will be able to view Langston Boulevard as a distinct and special place.



Design Principles and Guidelines

Design principles provide high level guidance for all new development to follow and are centered around promoting biophilia, safety, social connections, placemaking and neighborhood identity.

Design guidelines are a set of recommendations on how to apply the design principles.

The eclectic character and presence of several styles, types of spaces, materials, and forms are a strength of the Langston Boulevard area, and the evolution of the corridor should continue to explore a variety of design expressions.

Scan the QR code to learn more and share your feedback:

