

PLAN LANGSTON BOULEVARD

Preliminary Concept Plan

The Preliminary Concept Plan seeks to blend the community-based Green Main Street Vision into a cohesive and comprehensive draft guide for the future of Langston Boulevard that is feasible to implement.

The Preliminary Concept Plan:

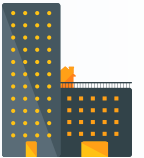
Focuses development at:

- three key **intersections**
- **commercial areas**
- **multi-family** properties
- **limited** residential edges



Updates **building heights** to address community input while maintaining prospective feasibility of development

Establishes **height transitions** to appropriately taper to surrounding areas



Missing Middle housing types and forms are **not a specific component** of Plan Langston Boulevard



Opportunities and Impacts:



10%

net reduction in impervious surfaces



12+

acres of new public space

1,600+

affordable housing units anticipated by 2040



A plan for Langston Boulevard provides **economic vitality** and **creates opportunities for new types of businesses**.



Furtheres County goal of achieving **carbon neutrality**



Furtheres Vision Zero goal to **eliminate traffic fatalities** while increasing safe mobility for all

Supports the County's **public art** goals and enhances the understanding of Arlington's **history and character**



Redevelopment is already occurring with no community benefits. There is an opportunity now to create a plan that achieves diverse interconnected priorities and results in predictable development.



Increased **traffic from new growth is largely offset** by the proposed mobility enhancements



Existing schools provide sufficient capacity in the near term. Growth will be monitored to assess and adequately plan for future public school needs

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

