

SPRC #2
PROJECT ID: SPLA25-00018

May 11, 2026

1501 Langston Blvd
Arlington, VA





▲
DRIVEWAYS

▲
LOADING

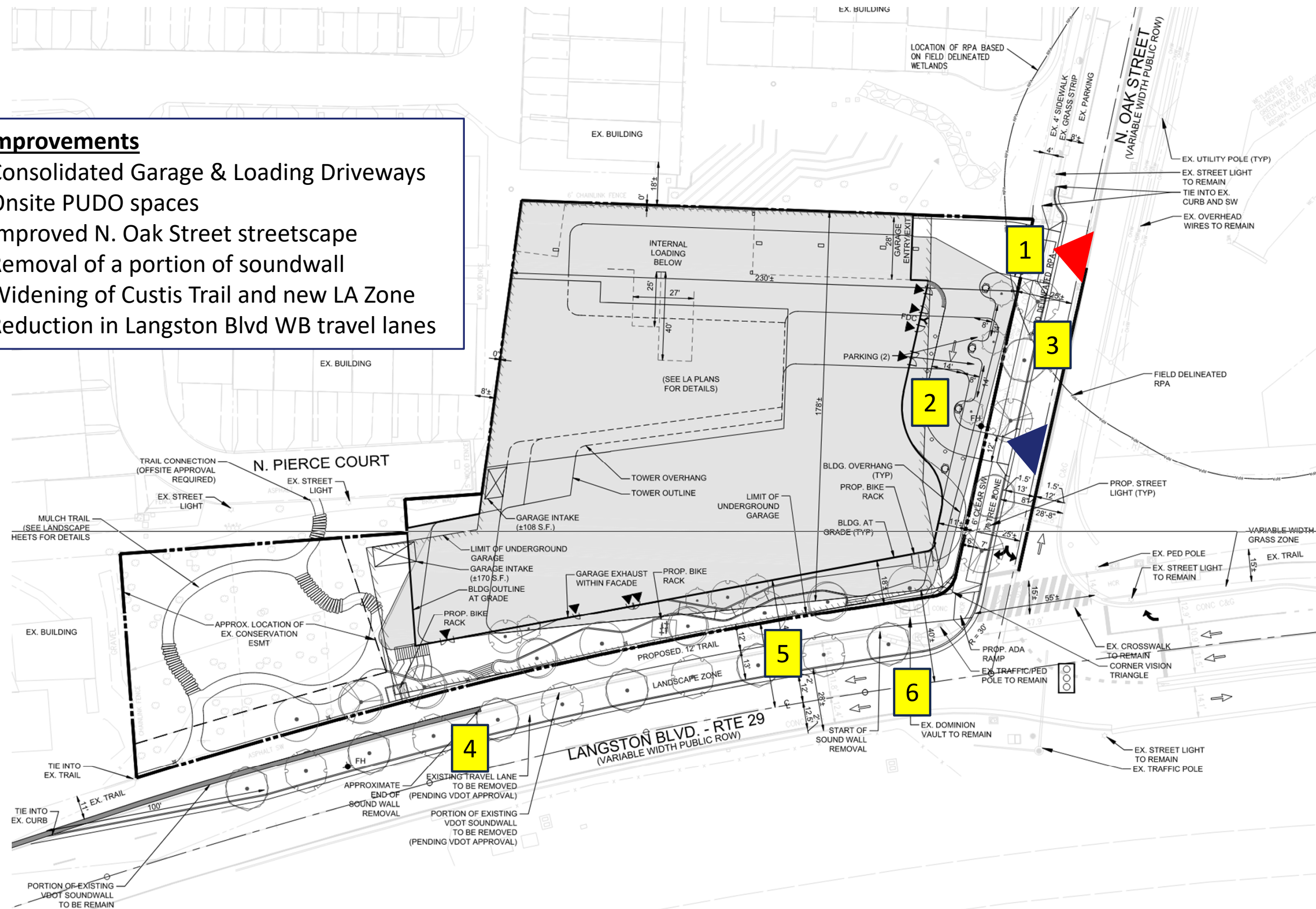




1501 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA **AERIAL CONTEXT**



Site Improvements

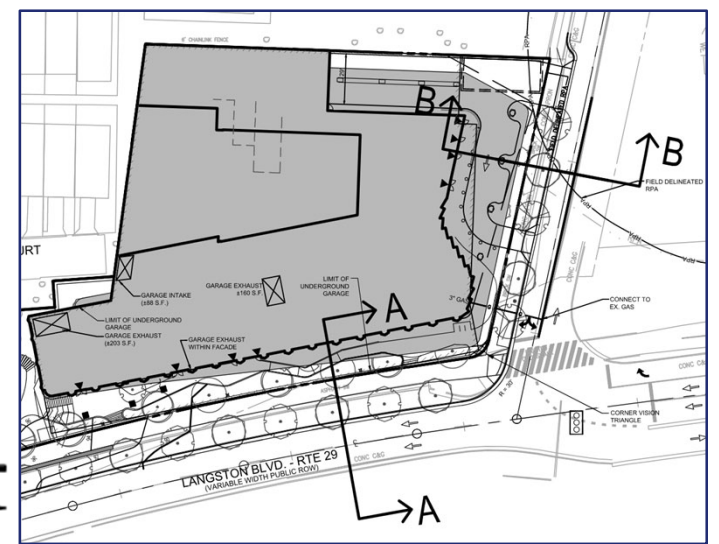
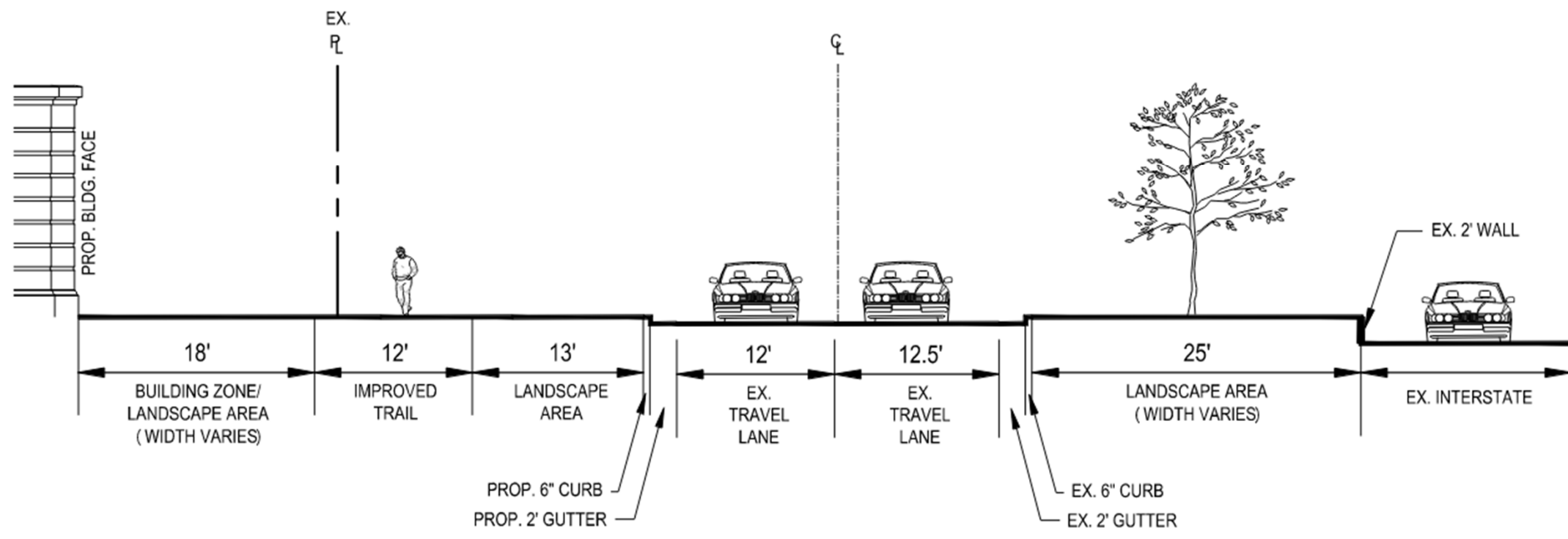
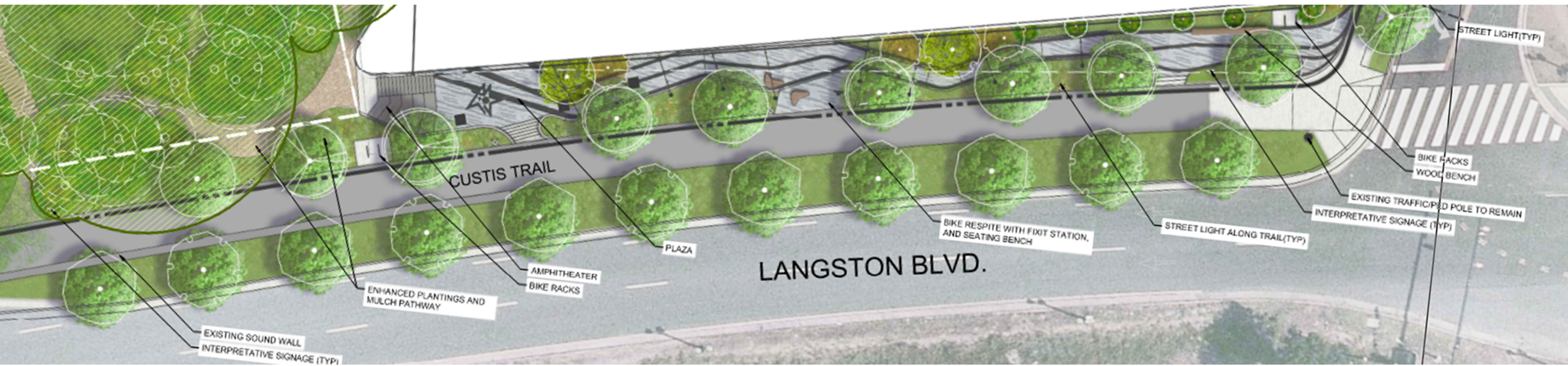
1. Consolidated Garage & Loading Driveways
2. Onsite PUDO spaces
3. Improved N. Oak Street streetscape
4. Removal of a portion of soundwall
5. Widening of Custis Trail and new LA Zone
6. Reduction in Langston Blvd WB travel lanes



-  GARAGE & LOADING ENTRY/EXIT
-  PORTE COCHERE EXIT

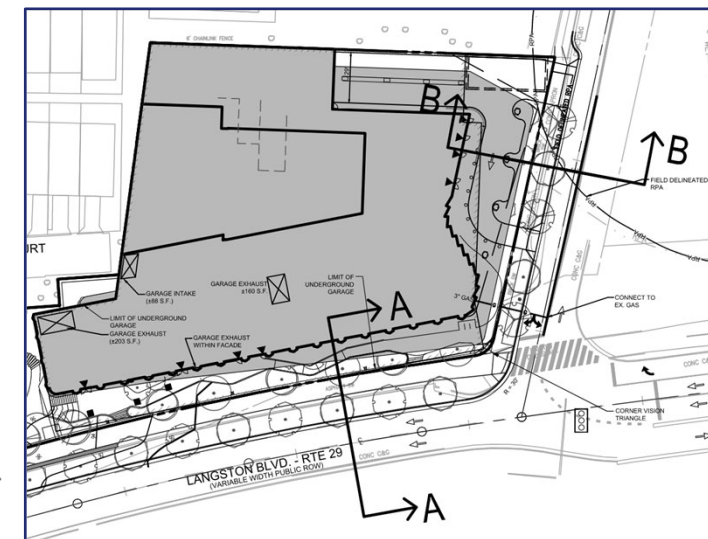
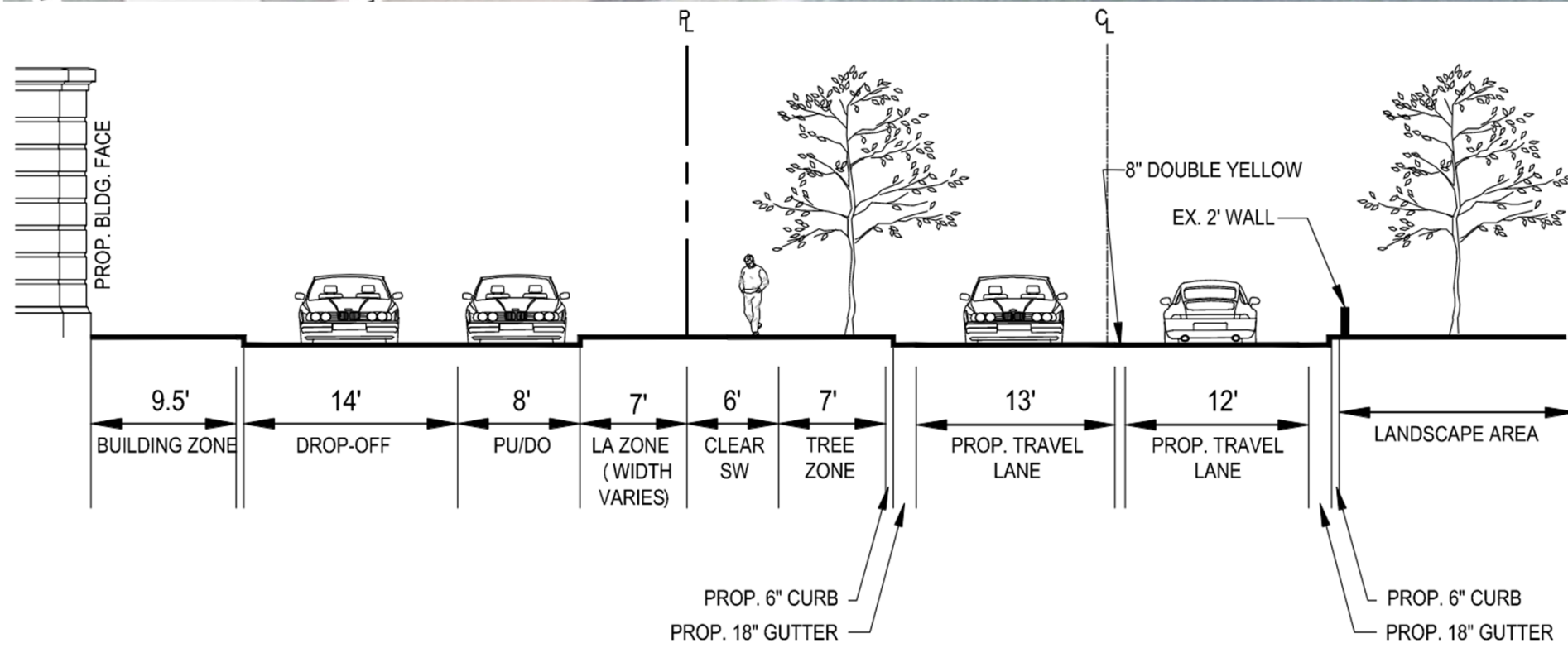
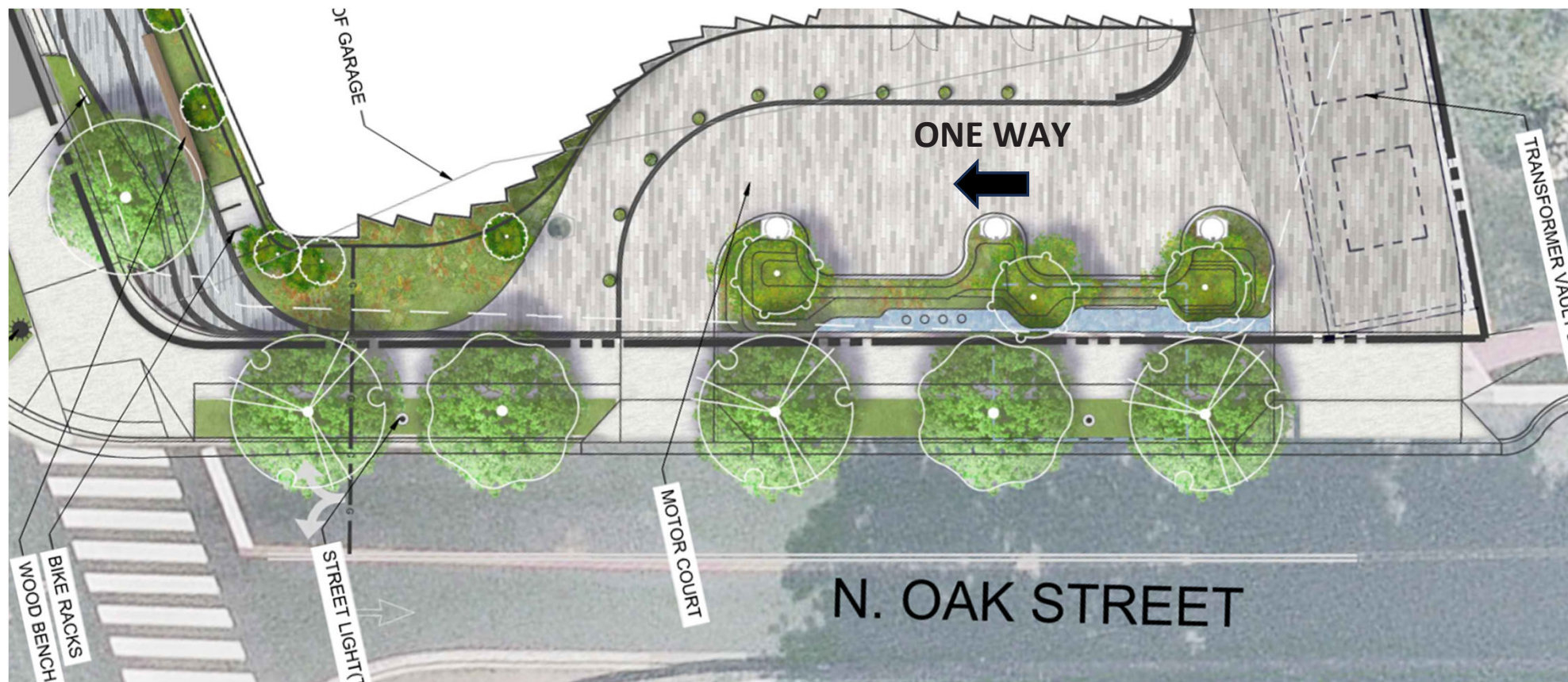
1501 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA **4.1 SITE PLAN**





1501 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA **LANGSTON BOULEVARD SECTION**

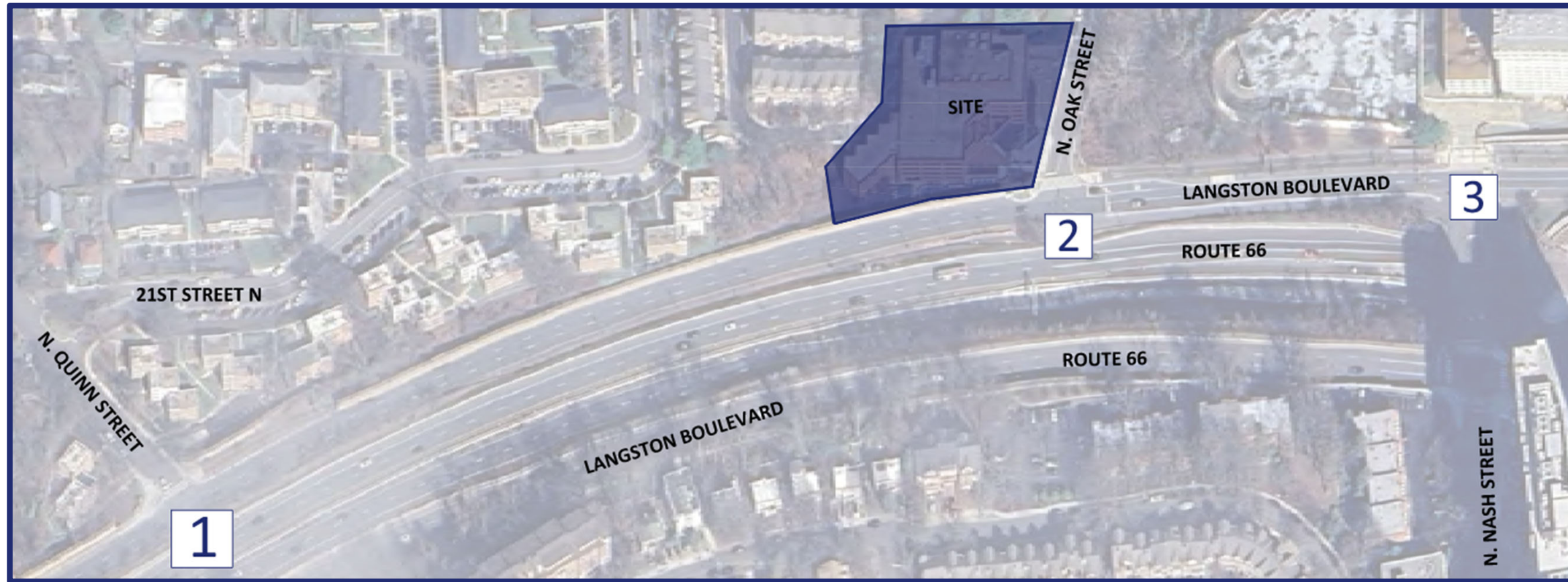




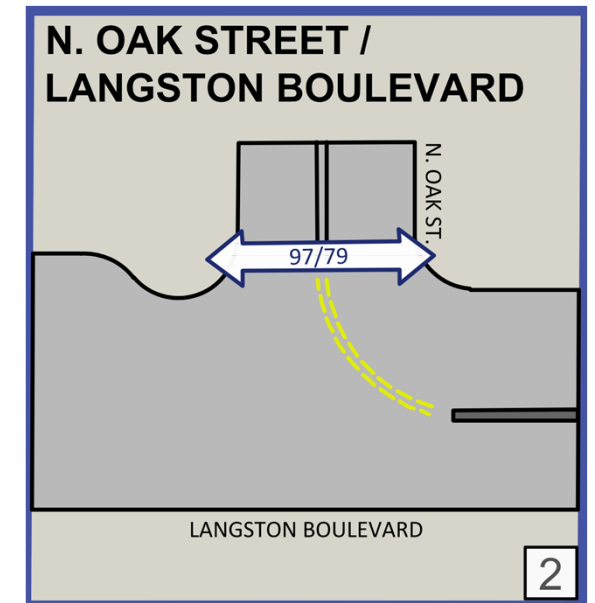
N. OAK STREET SECTION
1501 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA



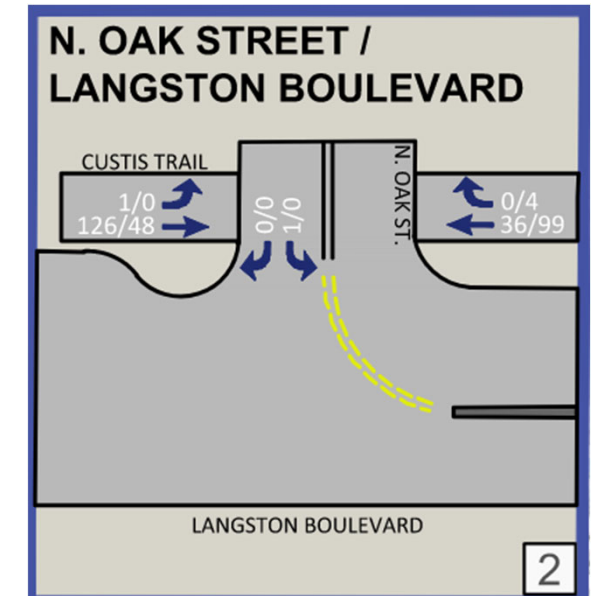
VDOT OPERATIONAL ANALYSIS STUDY AREA



AM & PM PEAK HOUR PEDESTRIAN TRAFFIC



AM & PM PEAK HOUR BICYCLE TRAFFIC



MULTIMODAL TRIP GENERATION

	Mode	Units/Hour	AM Peak Hour			PM Peak Hour			Weekday
			In	Out	Total	In	Out	Total	Total
Proposed Trip Gen Summary	Auto	veh/hour	2	7	9	6	5	11	119
	Transit	ppl/hour	4	12	16	10	10	20	216
	Bike	ppl/hour	-	1	1	1	-	1	7
	Walk	ppl/hour	1	1	2	1	2	3	30

Mode	Split
Auto	32%
Transit	58%
Bike	3%
Walk	7%

1501 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA



Vehicular Parking		
Use	Parking Supply	Parking Ratio
Residential	141 Spaces	1.6 space/unit
Museum	3 Spaces	1 sp/500 SF
Provided	144 Spaces	

- **4.9% Electric Vehicle (EV) spaces (7 spaces) & 16.0% additional EV ready (23 spaces)**
- **13 Compact spaces (9.0%)**
- **8 Accessible parking spaces (2 Van)**

Bicycle Parking		
	Required	Provided
Class 1	37 Spaces	37 Spaces
Class 2 or 3	3 Spaces	6 Spaces

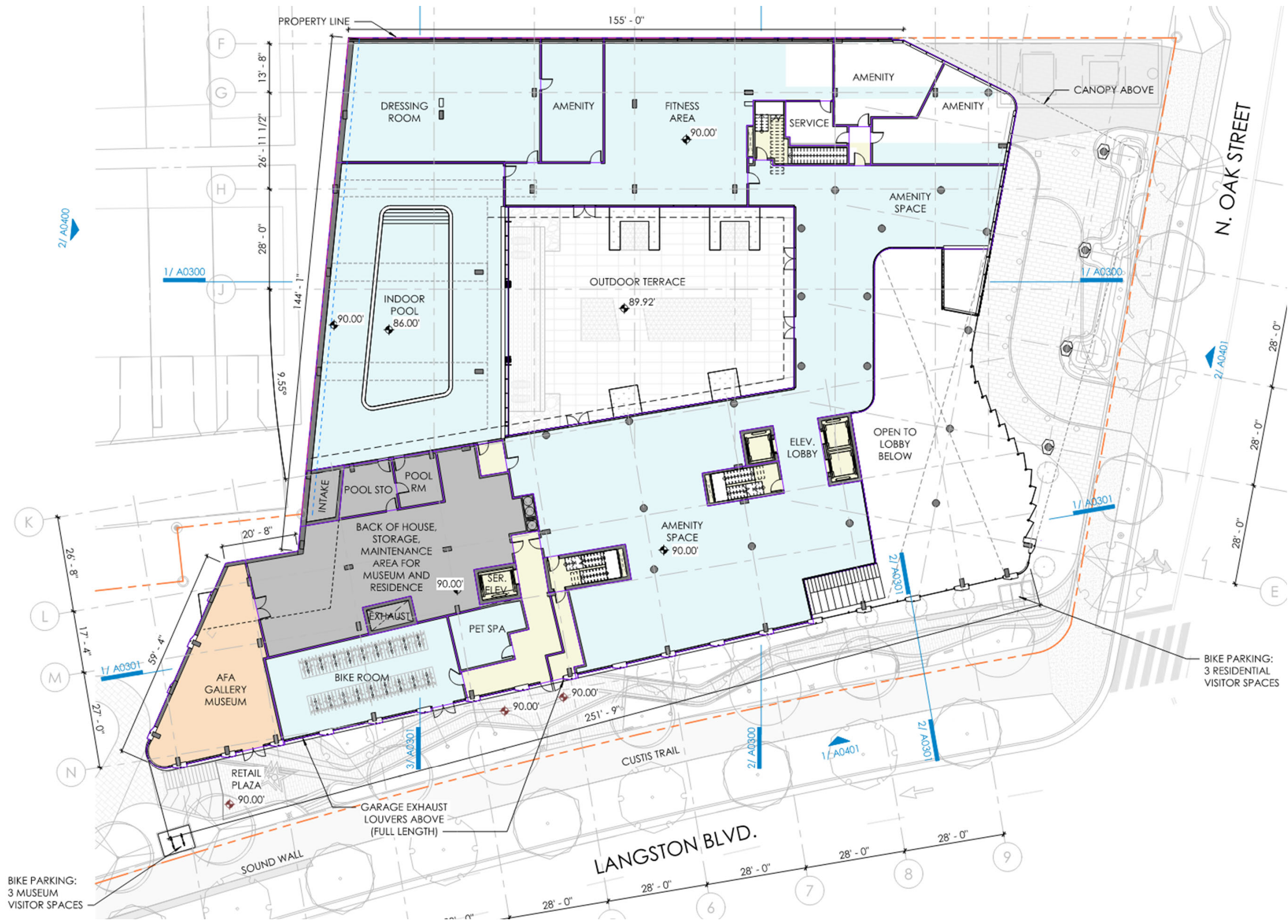
Loading Summary	
Required	Provided
1 Berth	1 – 12'x25' space 1 – 15'x40' space





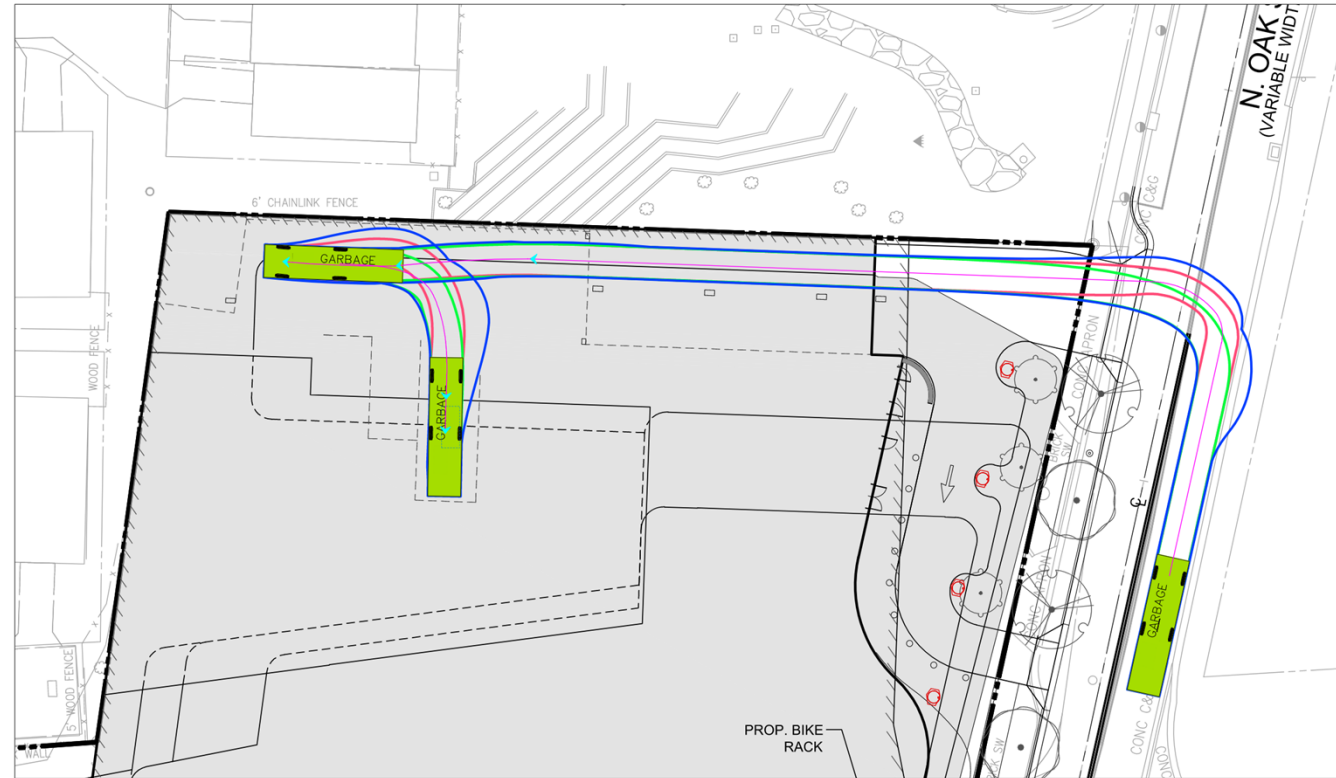
1501 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA | **LEVEL P1 FLOOR PLAN**





1501 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA **TERRACE LEVEL FLOOR PLAN**

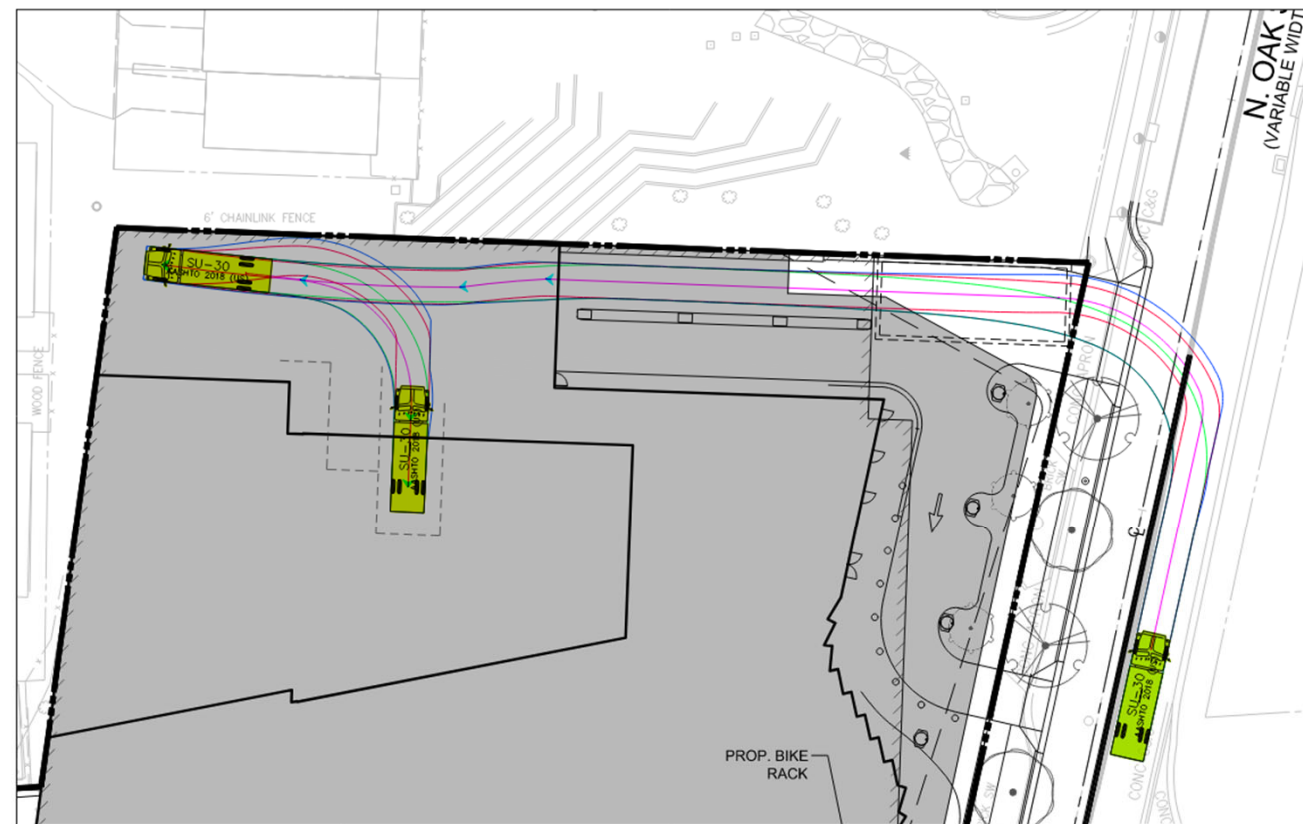




GARBAGE TRUCK - IN



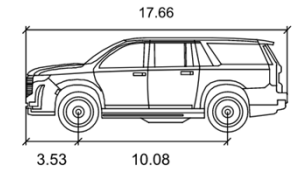
ESCALADE - IN



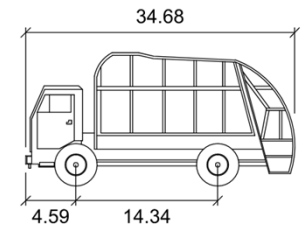
SU-30 - IN

LEGEND

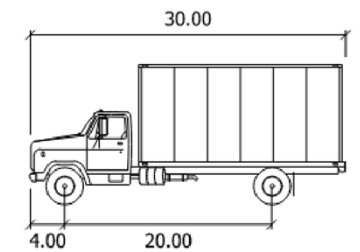
- FRONT TIRES
- REAR TIRES
- VEHICLE BODY



2020 Cadillac Escalade
 Width : 6.76 feet
 Track : 6.63 feet
 Lock to Lock Time : 6.0
 Steering Angle : 35.8



GARBAGE
 Width : 8.20 feet
 Track : 8.00 feet
 Lock to Lock Time : 6.0
 Steering Angle : 41.8



SU-30
 Width : 8.00 feet
 Track : 8.00 feet
 Lock to Lock Time : 6.0
 Steering Angle : 31.8



Participation and Funding

- Designate a Property Transportation Coordinator.
- Participate in regionally sponsored traffic mitigation promotions.
- Assist the County in implementing a transit-advertising program.

Facilities and Improvements

- Transportation information display in the building lobbies
- Bicycle parking/storage facilities in the buildings
- Langston Boulevard eastbound protected bike lane
- Langston Boulevard and N. Kirkwood Road streetscape improvements

Promotions, Services, and Policies

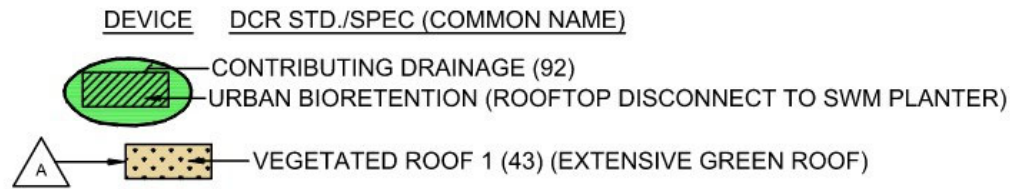
- Owner will fund one time, per person, for free to each new residential lessee and employee of the residential building the choice of one of the following:
 - SmarTrip card or successor fare medium
 - 1 year bikeshare membership
 - 1 year carshare membership
- Distribute new-resident packages
- Reference to the nearest Metro Stations and bus routes in all promotional materials and advertisements
- Participate in regionally sponsored traffic mitigation promotions

Performance and Monitoring

- Transportation performance monitoring studies
- Submit an annual report to County describing TDM related activities



STORMWATER LEGEND: VERSION 1.3

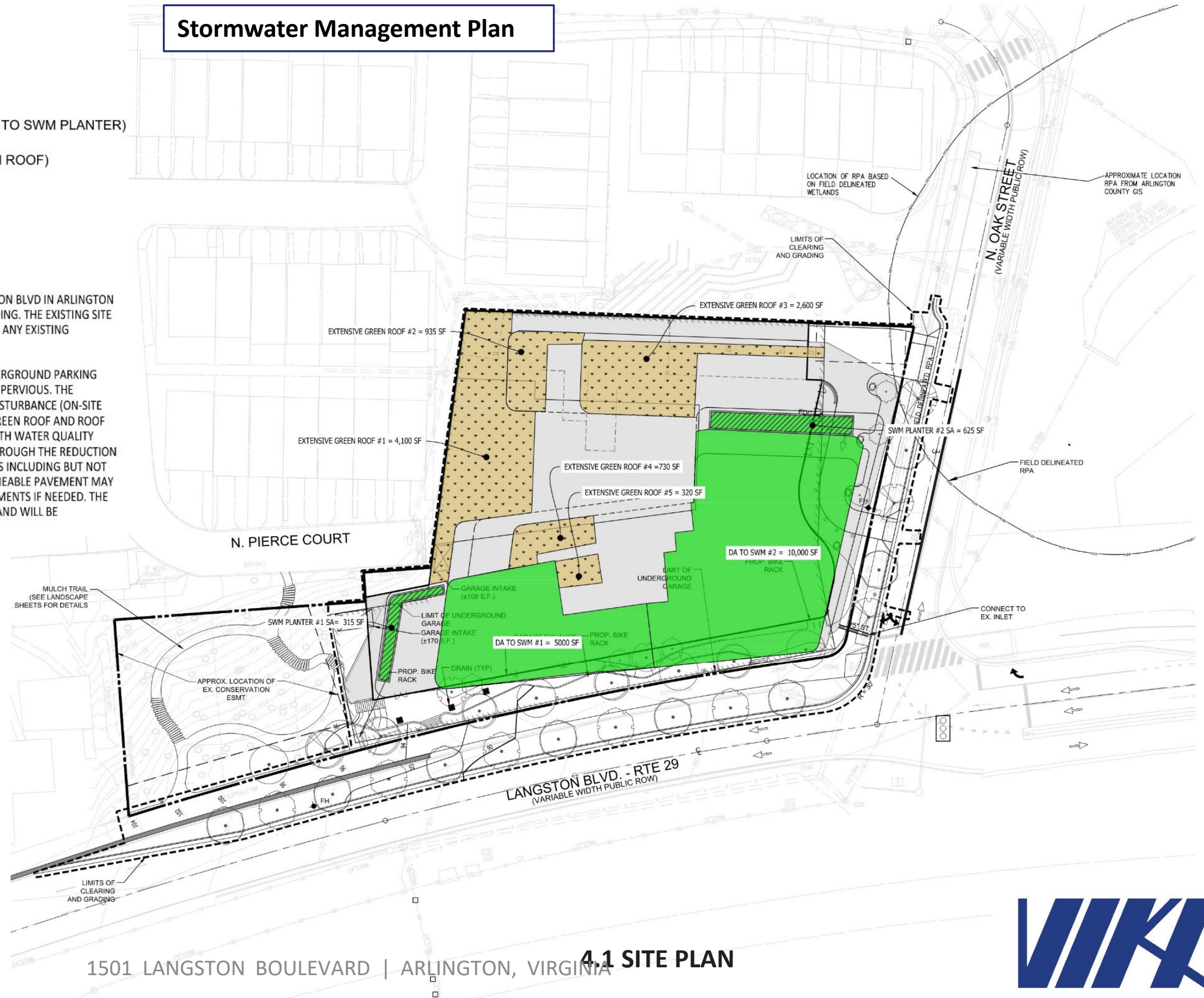


SWM NARRATIVE:

THE SUBJECT SITE IS APPROXIMATELY 1.41 ACRES AND IS LOCATED AT 1501 LANGSTON BLVD IN ARLINGTON COUNTY. THE SUBJECT SITE IS CURRENTLY DEVELOPED WITH A 4 STORY BRICK BUILDING. THE EXISTING SITE IS APPROXIMATELY 5% PERVIOUS AND 95% IMPERVIOUS. THERE IS NO EVIDENCE OF ANY EXISTING STORMWATER MANAGEMENT FOR THE EXISTING SITE.

THE PROPOSED REDEVELOPMENT WILL BE A RESIDENTIAL HIGH RISE WITH AN UNDERGROUND PARKING GARAGE. THE PROPOSED SITE WILL BE APPROXIMATELY 12% PERVIOUS AND 88% IMPERVIOUS. THE PROPOSED STORMWATER MANAGEMENT BOUNDARY CONSISTS OF THE AREA OF DISTURBANCE (ON-SITE AND OFF-SITE). THE STORMWATER MANAGEMENT WILL CONSIST OF VEGETATED GREEN ROOF AND ROOF TOP DISCONNECT STORMWATER MANAGEMENT PLANTERS THAT WILL PROVIDE BOTH WATER QUALITY (BMP) AND RUNOFF REDUCTION. ADDITIONAL RUNOFF REDUCTION IS ACHIEVED THROUGH THE REDUCTION IN ONSITE IMPERVIOUS AREA. ADDITIONAL STORMWATER MANAGEMENT FACILITIES INCLUDING BUT NOT LIMITED TO MANUFACTURED TREATMENT DEVICES, DETENTION VAULTS, AND PERMEABLE PAVEMENT MAY BE UTILIZED TO COMPLY WITH CURRENT COUNTY AND STATE ORDINANCE REQUIREMENTS IF NEEDED. THE FINAL TYPES, SIZES AND LOCATIONS OF THESE FACILITIES ARE SUBJECT TO CHANGE AND WILL BE DETERMINED WITH THE FINAL CIVIL ENGINEERING PLAN.

Stormwater Management Plan



1501 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA **4.1 SITE PLAN**



EXISTING CONDITIONS LAND USE MAP

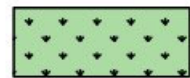
EXISTING CONDITIONS LEGEND:

SWM BOUNDARY= 1.41 ACRES

LIMITS OF CLEARING AND GRADING = 1.41 AC



EXISTING IMPERVIOUS AREA = 1.34 ACRES



EXISTING PERVIOUS AREA (MANAGED TURF) = 0.07 ACRES

PROPOSED LAND USE MAP

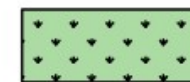
PROPOSED LEGEND:

SWM BOUNDARY= 1.41 ACRES

LIMITS OF CLEARING AND GRADING = 1.41 AC



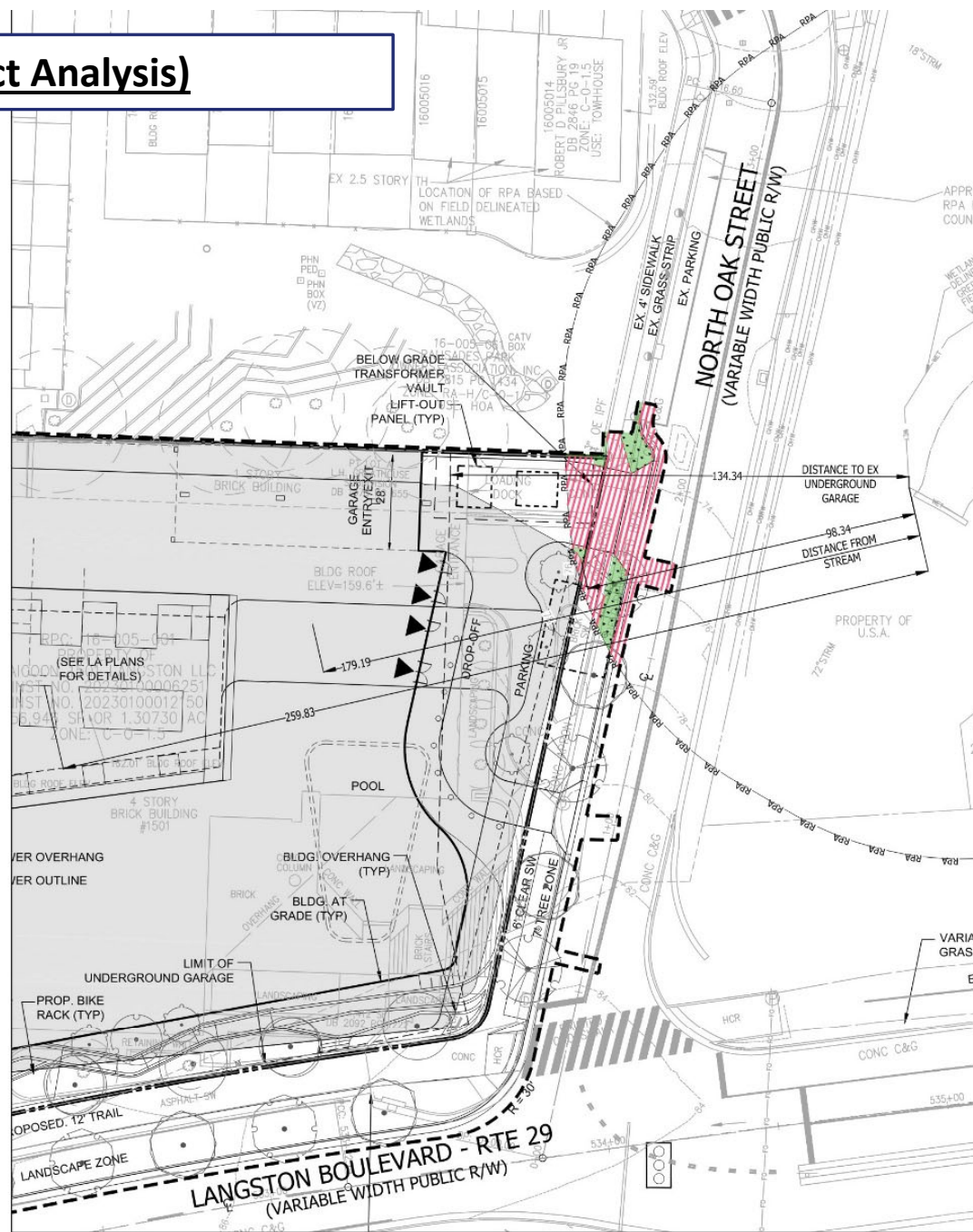
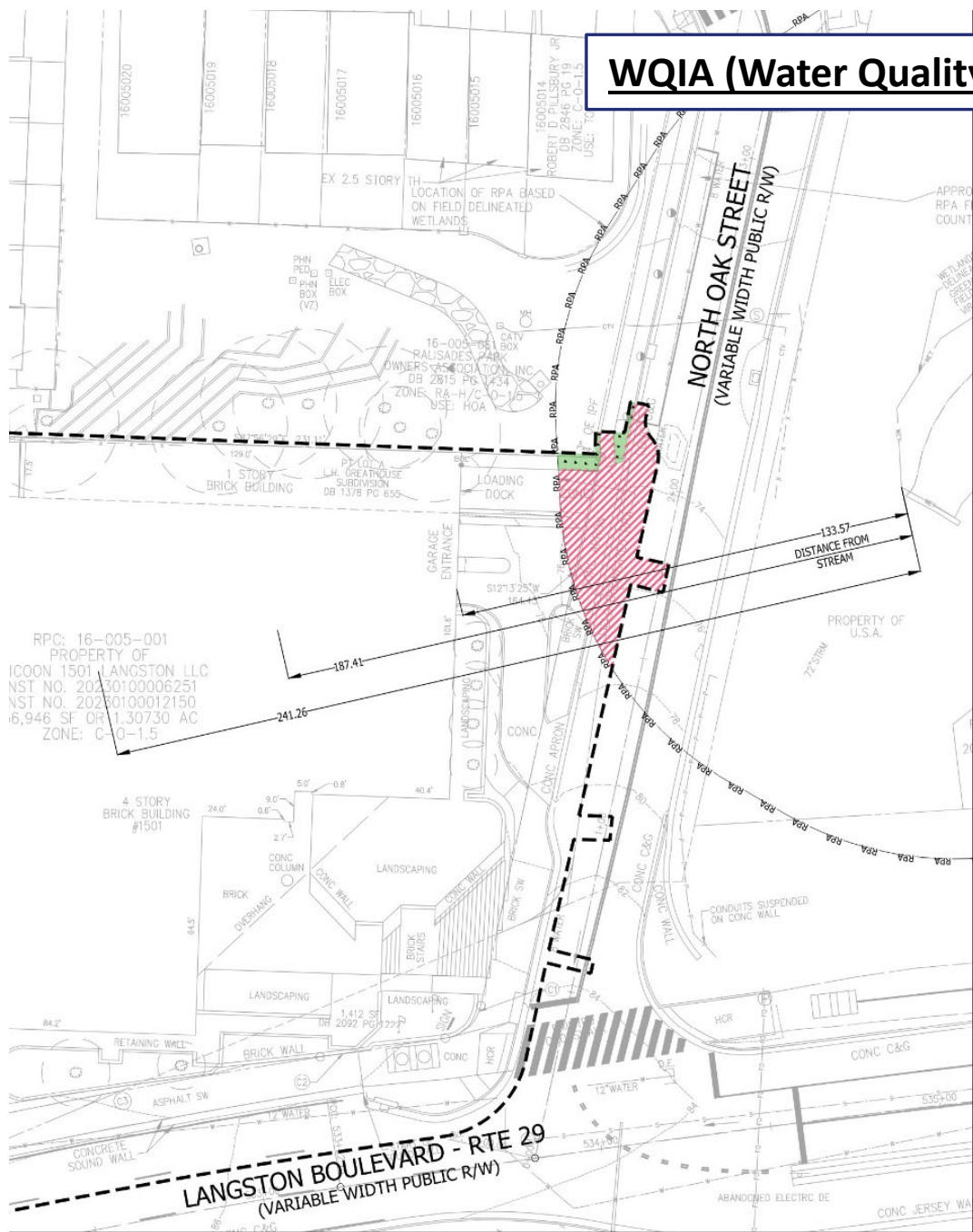
PROPOSED IMPERVIOUS AREA = 1.24 ACRES



PROPOSED PERVIOUS AREA (MANAGED TURF) = 0.17 ACRES



WQIA (Water Quality Impact Analysis)

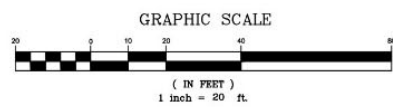


LEGEND

--- RPA BOUNDARY

--- LOD BOUNDARY

EXISTING CONDITIONS



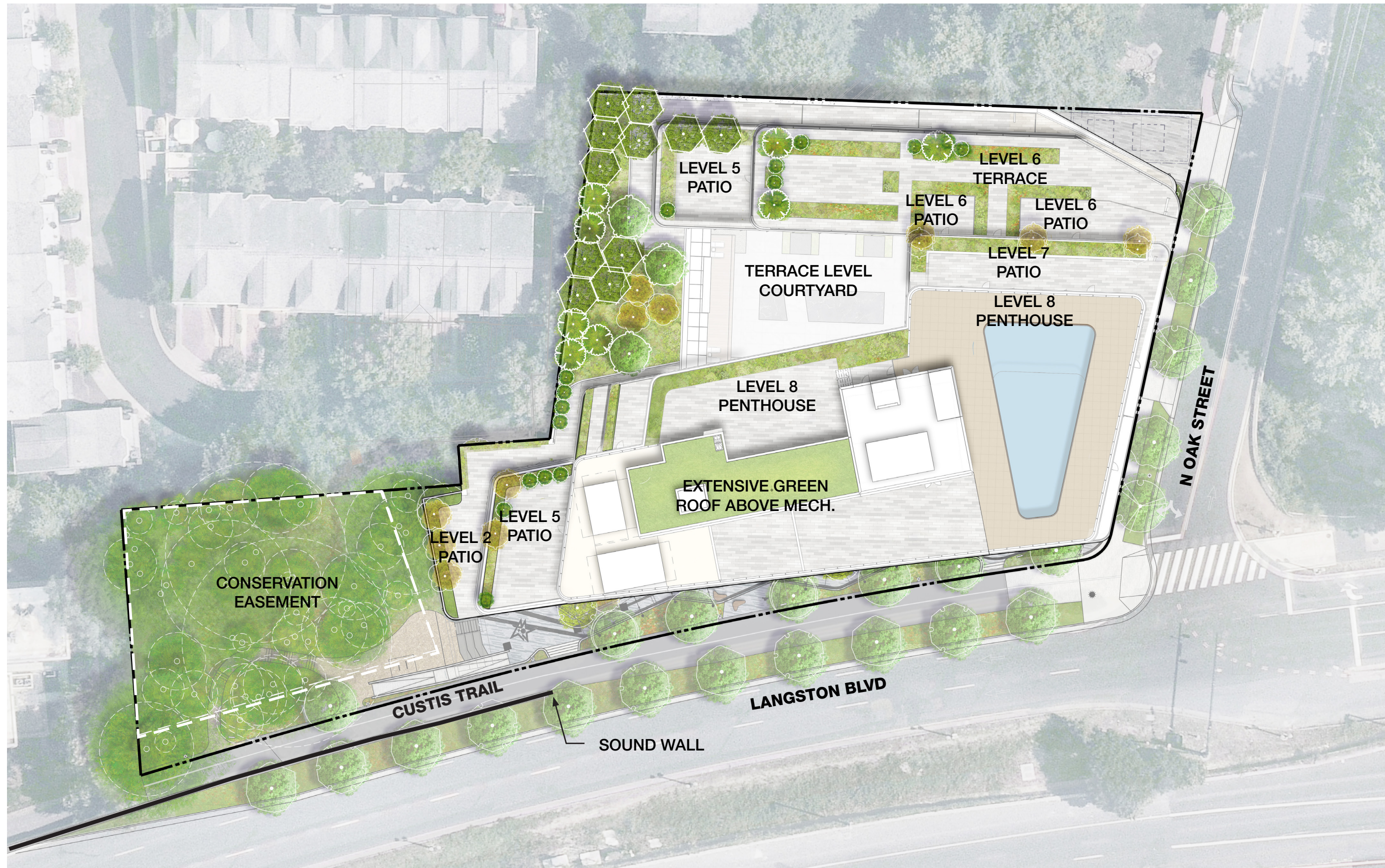
PROPOSED CONDITIONS

EXISTING	WITHIN RPA AND LOD		PROPOSED	
IMPACTED ZONE		1,382 SF	IMPACTED ZONE	1,382 SF
IMPERVIOUS HARDSCAPE AREA		1,271 SF	IMPERVIOUS HARDSCAPE AREA	1,141 SF
PERVIOUS AREA		111 SF	PERVIOUS AREA	241 SF

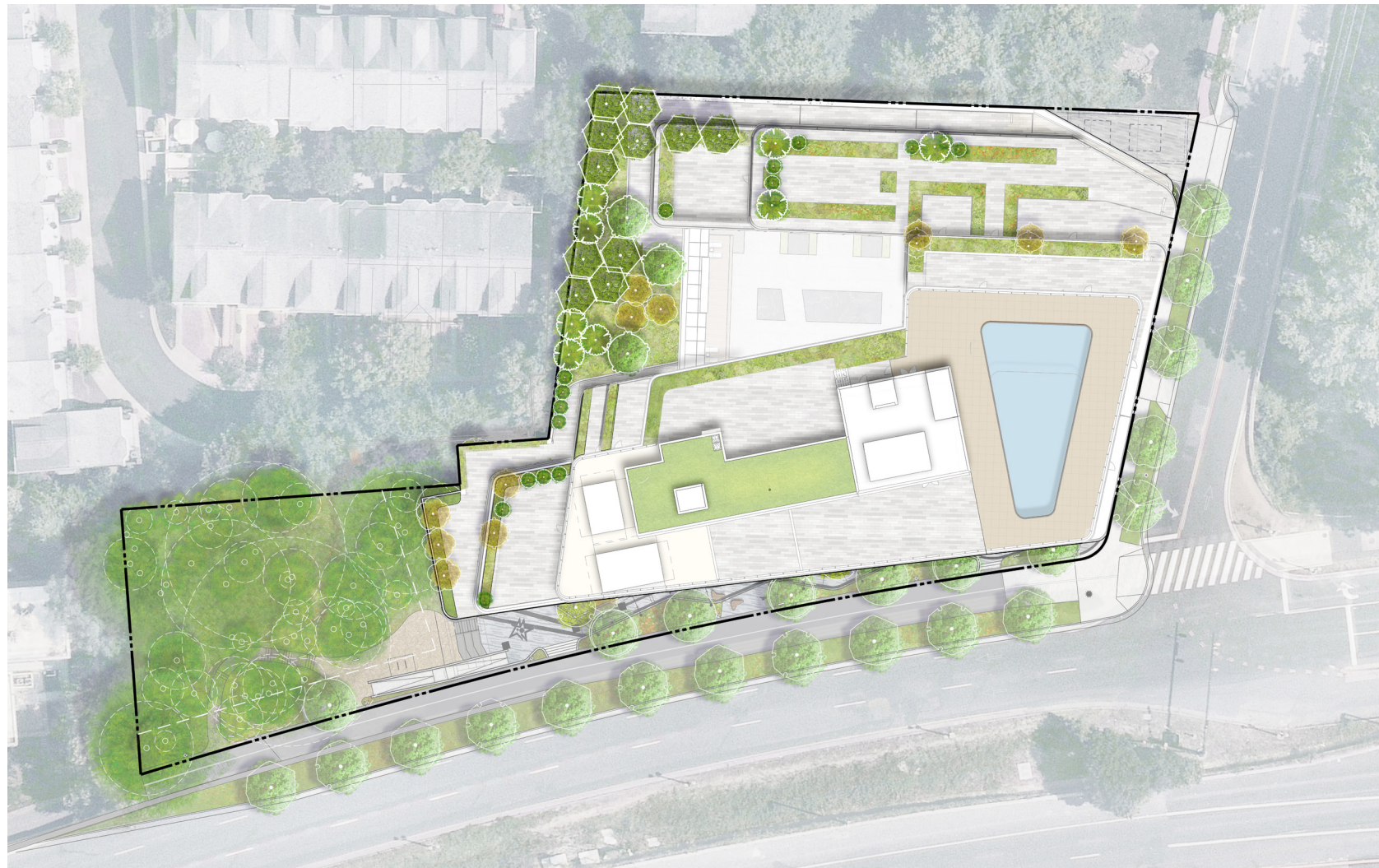
1501 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA 4.1 SITE PLAN



1501 Langston Site



Sitewide Biophilia Approach



NATURAL ENVIRONMENT

The project revitalizes the existing Conservation Easement by creating a community amenity with a wood fiber path that weaves through the trees. By working with the NVCT, and County staff, the path and spaces in the easement will become inviting for the community and public to utilize the space and capture the natural beauty. On the south, the project develops a series of linked plazas, an amphitheater, a bike respite station and other lushly planted spaces that allow the community and trail users to rest off the Custis Trail.

The eastern side of the site creates a new motor court and arrival experience that is defined by a new green planting bed along N. Oak Street.

NATURE-INSPIRED FORMS AND SHAPES

The geometry of the project reflects and mimics the organizational characteristics of nature, with curvilinear shapes, and arching forms. These forms create a series of undulating inviting spaces that play with compression and release to allow for different types of spaces for gathering or solidarity along the linear park.

LIGHT

The site design and layout maximizes natural light into the site. The project will bring a portion of the sound wall down along the southeastern area. This will allow for more sunlight to permeate into the public terraces/plaza. This maximizing of the sunlight in this area will allow for pollinator gardens, large planting beds and other sun loving plants to thrive. Along the western side at the Conservation Zone, the existing taller canopy trees and sound wall will allow for dappled light that will allow for more shade tolerant species like ferns, shading loving groundcovers. The stepping of the private terraces will allow indirect light to filter down the different terraces and into the interior courtyard.

SENSORY EXPERIENCE

-Touch: The design encourages visitors to touch the different elements, the rough stone for walls, the sandblasted roughness of the concrete unit pavers, are juxtaposed to the smooth wood slats of the benches.

-Sight: The variations of light levels across the site allow for people to find variations of sunlight sun along the eastern side of the public space. On the rooftops, the plantings are oriented towards the west in order to provide optimal views to Georgetown and National Mall.

-Smell: The site will include a series of pollinator gardens which have lots of fragrant species including phlox and hydrangea.

-Sound: In order to mitigate the sound of the cars from I-66, the southern edge of the site will include additional planting buffers and trees. The goal is to hear less cars and more nature.

HUMAN RELATIONSHIP TO NATURE

The project utilizes a diverse plant palette, eliciting images of wooded riverbanks, expansive meadows, and fields. The conservation zone will have its understory replanted with ferns, and shade-loving plants. This ecosystem will be a hardwood forest in the urban setting with a new wood fiber or DG path, it will finally become a space visitors can enjoy and experience. In the more open areas of the plaza, where light will be more plentiful, we can create lush perennials, and ornamental grasses that will attract pollinators.

ORGANIC PATTERNS & PROCESS

The outdoor spaces along the Custis Trail will provide ample space for visitors to view the changing processes of nature. The design will utilize a variety of species that will provide seasonal interest. The seasons will mark vibrant colors throughout the year - the blooming in spring, the bright greens in summer, the vibrant autumn colors, or the winter berries. Along with the visualization of the process, the open spaces will have lots of rich textures through birch bark, or the maple leaf structures.

4 Distinct Landscapes



PLAZA + TRAIL

The new plaza adjacent to a widened Custis Trail, allows visitors to experience a new urban respite in this area. The plaza is a series of interconnected gathering spaces culminating in a small amphitheater and plaza at the location of the future retail/museum. The landscape here will focus on canopy and ornamental trees that bring high visual interest. The plantings will be a mix of evergreens and deciduous shrubs, ornamental groundcovers, and perennials.



CONSERVATION EASEMENT

The existing Conservation easement is overgrown with invasives, like English Ivy and Tree of Heaven. The idea is to start a comprehensive multi-step invasive removal plan, that maintains the existing canopy and helps to grow a new canopy. The new character of this space will exhibit a mulch or DG path, and exhibit a mix of understory plantings like ferns and shade tolerant groundcovers. This space will have a woodland type aesthetic.



BUFFER LANDSCAPE

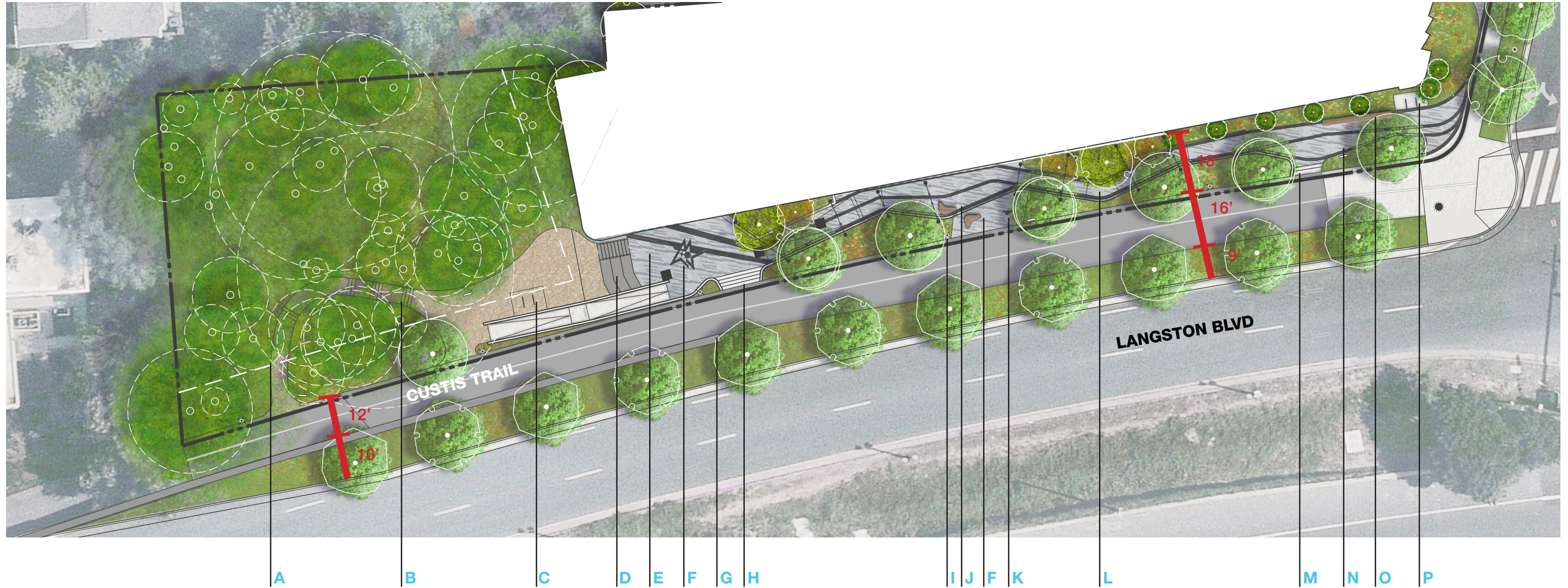
The buffer landscape is on the eastern edge and will serve as the direct divider from this property and the adjacent townhomes. This landscape will feature a series of tall evergreen trees like Thuja 'Green Giant' that will help to create a separation from the adjacent neighbors and our property. These buffer plantings will provide screening all year round.



TERRACES

The stepping of the building allows for a series of terraces and courtyards. These terraces will have mostly minimal plantings with ornamental trees, highly aesthetic shrubs and perennials. Most of the taller shrubs and trees are aligned to the sides of the terraces to help screen from the adjacent neighbors. The project also includes a series of extensive green roofs that help to add additional green to the project well helping to mitigate heat-island effects in the region.

Expanded Custis Trail Experience



A NATURE RESPITE

The main public space of the project is a series of plaza and resting spaces adjacent to the Conservation Easement and along the Custis Trail. One of the ideals of the conservation easement is to create a space for visitors to enjoy nature. Working with the NVCT, the County and horticulturalists we will instigate an invasive species management plan, and develop

a low impact mulch path. To continue this connection to nature a series of plazas are added west of the conservation easement that allow a longer spatial connection to nature. These spaces offer places for visitors to rest, gather and explore a more urban nature as you progress towards the Rosslyn center.

- A.** Conservation Easement limits
- B.** Illustrative Mulch Path
- C.** Bike Racks
- D.** Amphitheater seating
- E.** AFA plaza
- F.** Enhanced Paving
- G.** Extents of Soundwall
- H.** Steps

- I.** Lighting
- J.** Playful Seating Elements
- K.** Bike Fix-it Station
- L.** Series of ADA Ramps
- M.** Steps
- N.** Plaza
- O.** Liner Bench
- P.** Bike Racks

Expanded Custis Trail Experience



NEW 16' CUSTIS TRAIL

ENTRY PLAZA

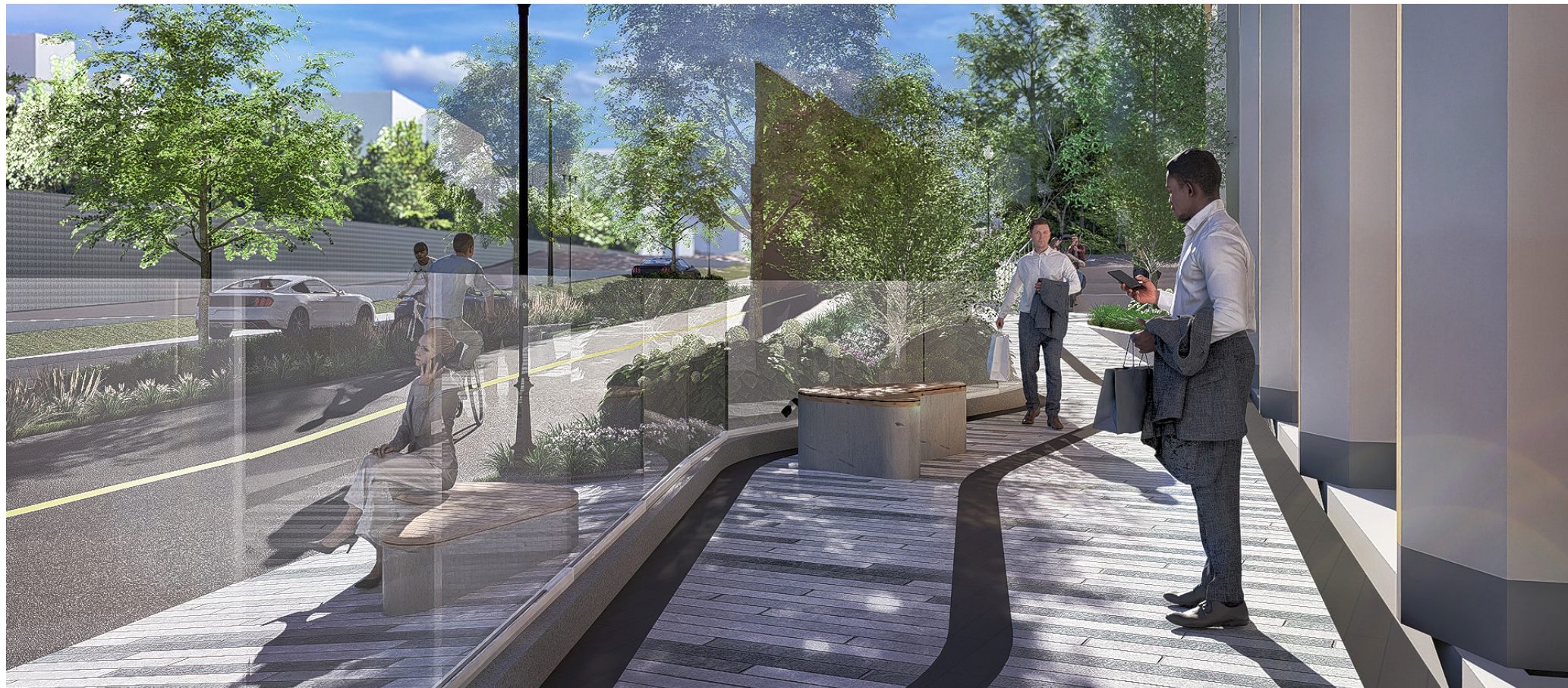
BIKE PARKING

START OF ADA PATH

LandDesign.

1501 LANGSTON BOULEVARD

Expanded Custis Trail Experience



Expanded Custis Trail Experience



AFA MUSUEM ENTRY
UNIQUE PAVING PATTEN



ADA RAMP TO
CONSERVATION ZONE
STEPS UP TO CUSTIS TRAIL

AMPHITHEATER

Entry Sequence



LandDesign.

1501 LANGSTON BOULEVARD

Conservation Easement - Invasive Management Plan



KEY STRATEGY

1. TREATMENTS OF FOLIAR HERBICIDE AND DIG METHODS.
2. FIRST PRIORITY IS REMOVING THE WOODY SHRUBS. THESE WILL HAVE THE LEAST AMOUNT OF EFFECTS ON THE SLOPE
3. MOST PROMINENT INVASIVE IS THE ENGLISH IVY (HEDERA HELIX), WHICH WILL BE TREATED WITH FOLIAR SYSTEMATIC SPRAYS. AFTER DIE-BACK IN 2-4 WEEKS WILL NEED TO IMMEDIATELY PLANT THESE AREAS IN ORDER TO MAINTAIN SOIL/ SLOPE STABILIZATION.
4. A NUMBER OF THE TALL TREES ARE TREE OF HEAVEN (AILANTHUS ALTISSIMA) AND ARE INVASIVE. THESE TREES ARE LOWEST PRIORITY AND MOST WILL NOT BE REMOVED DUE TO NORTHERN VIRGINIA CONSERVATION TRUST DOES NOT WANT TO NEGATIVELY IMPACT THE EXISTING CANOPY



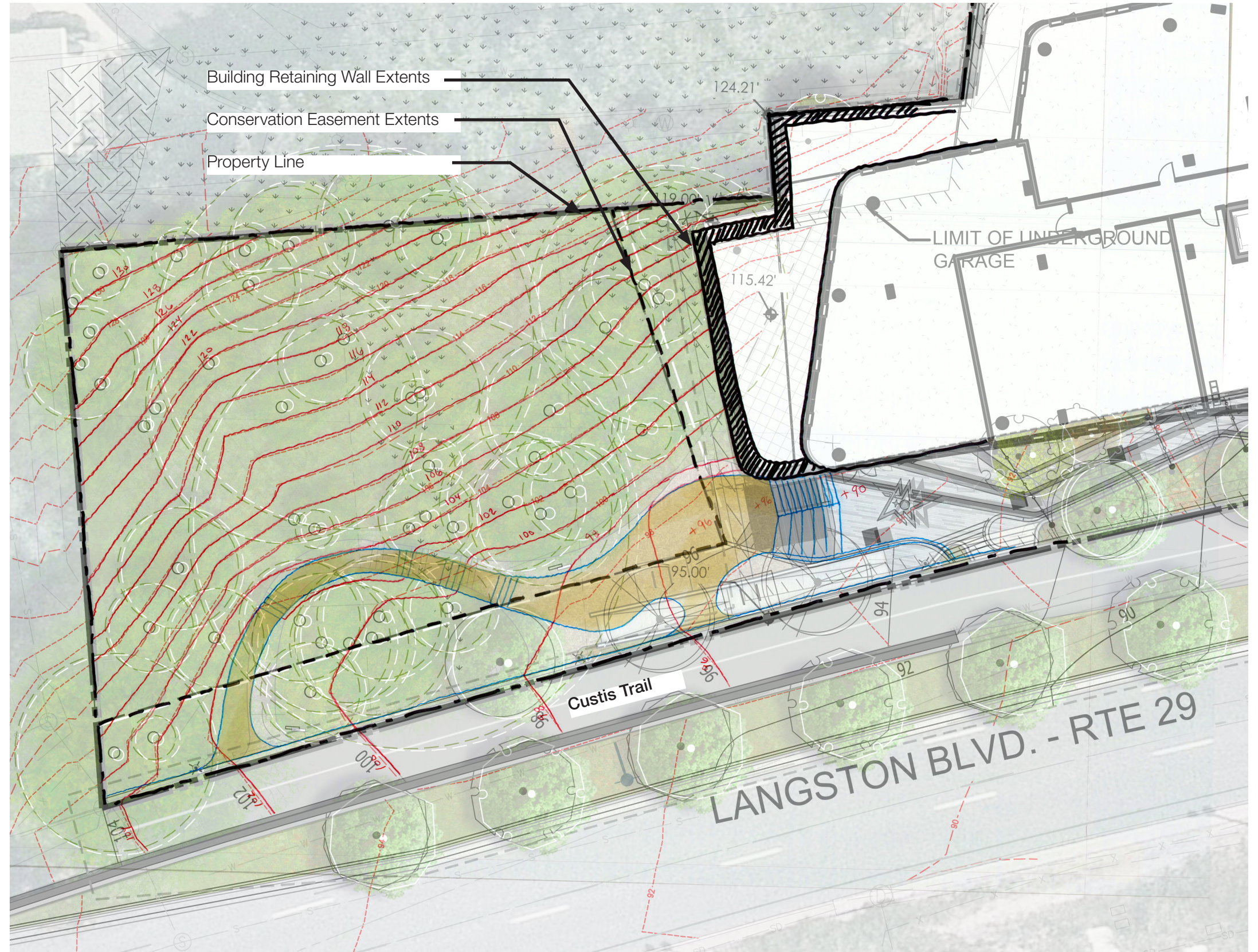
TIMELINE

1. OVERALL THIS WILL LIKELY BE A 1-3 YEAR PROCESS.
2. WITHIN THE FIRST YEAR A LARGE AMOUNT OF THE INVASIVES WILL BE REMOVED.
3. YEAR TWO WILL CONTINUE INVASIVES BUT WILL ALSO ALLOW FOR MORE NEW NATIVE SPECIES TO BE PLANTED. WILL ALSO MONITOR HOW TREATMENTS WORKED IN YEAR 1
4. YEAR THREE WILL CONSIST OF MONITORING AND INTERVENTION AS NEEDED.

Conservation Easement Experience



The path in this option keeps the existing slope and just adds a mulch path on top. No grading is changed.



Conservation Easement Experience



12' CUSTIS TRAIL



WOOD MULCH/DG PATH
WITH TIMBER STEPS



Sustainability - Highlights

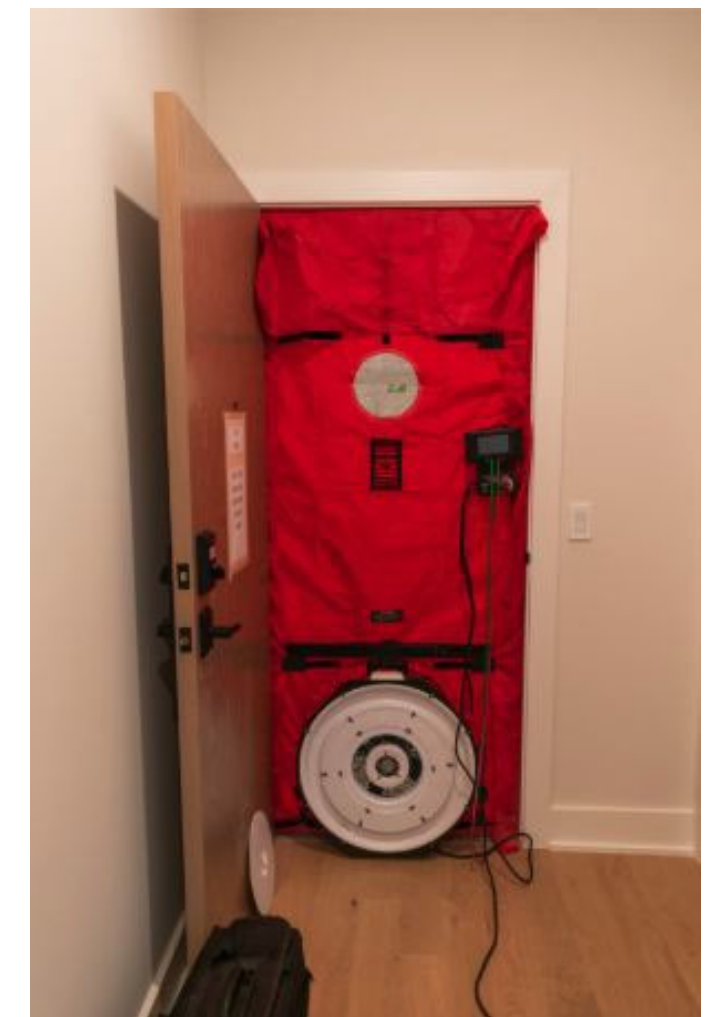
LEED v4 Multifamily Midrise - Gold

- Alignment with GBIP
- On-Site Verification & Testing
- Compartmentalization, Unit Blower Door Testing

Additional Highlights, GBIP Alignment

- 20%+ Energy Cost Savings
- Heat Island Reduction
- Light Pollution Reduction
- EV Charging Stations & EV Ready (4% EV, 15% EV ready)
- ENERGY STAR Appliances
- WaterSense and Low Flow Plumbing Fixtures
- Bird Friendly Materials

No LEED Bonus Density





Community Benefits

- Utility Fund Contribution
- Public Art Contribution
- Transportation Subsidies
- TDM Monitoring Subsidies
- Custis Trail Improvements
- Conservation Area Improvements and Public Amenities
- Narrowing Langston Boulevard and N. Oak Street
- Introduction of For-Sale Housing Supply

SPRC #2

PROJECT ID: SPLA25-00018

May 11, 2026

1501 Langston Blvd
Arlington, VA

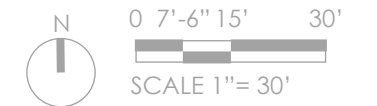
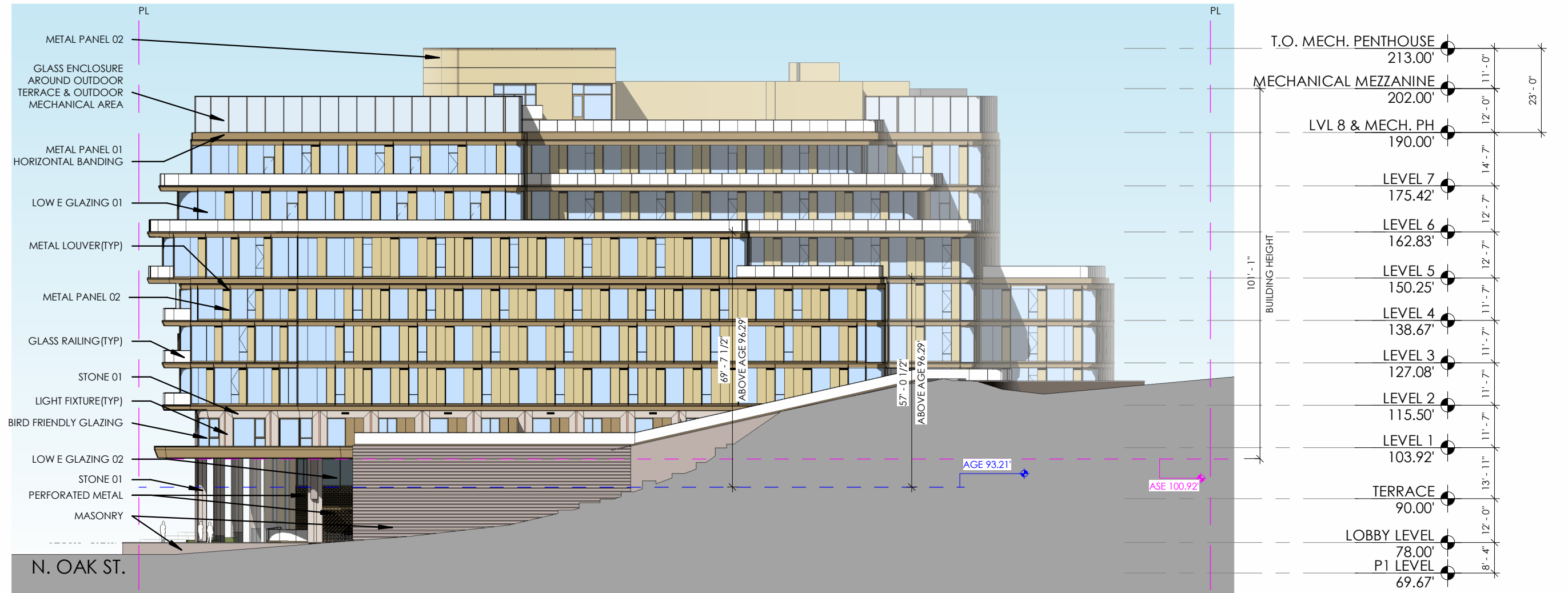
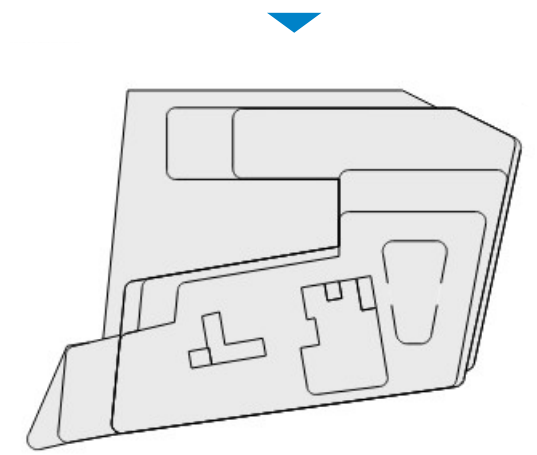






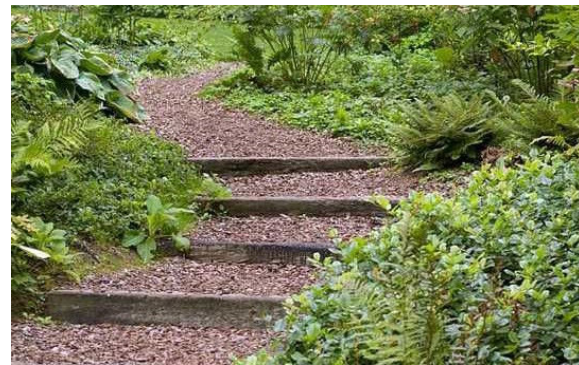




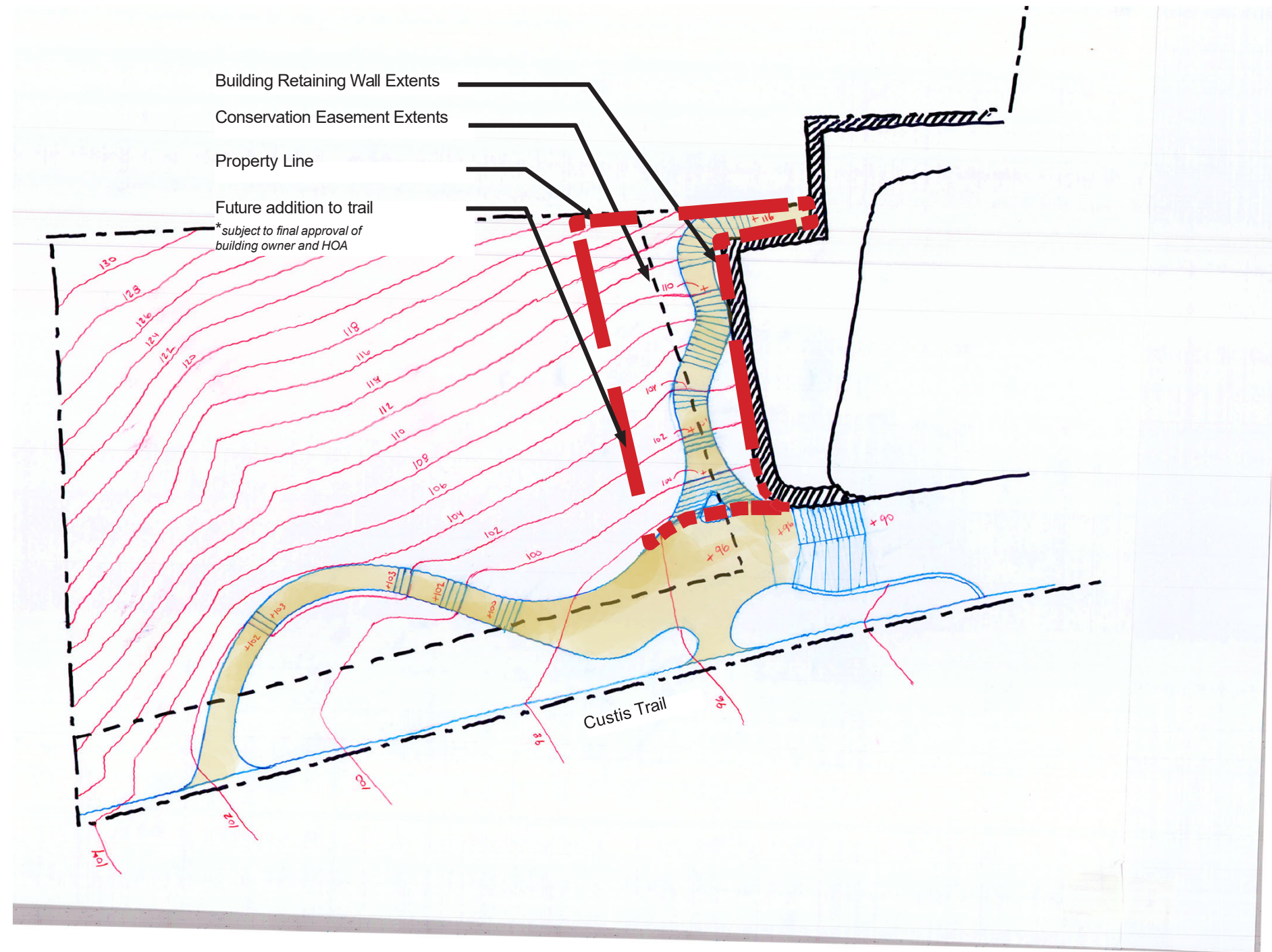


APPENDIX

Conservation Easement - Path Extension (Potential Future Condition)



The path in this option would follow USFS standards with mulch and timber steps. No cutting into the slope happens, but some steps would protrude out of slope.

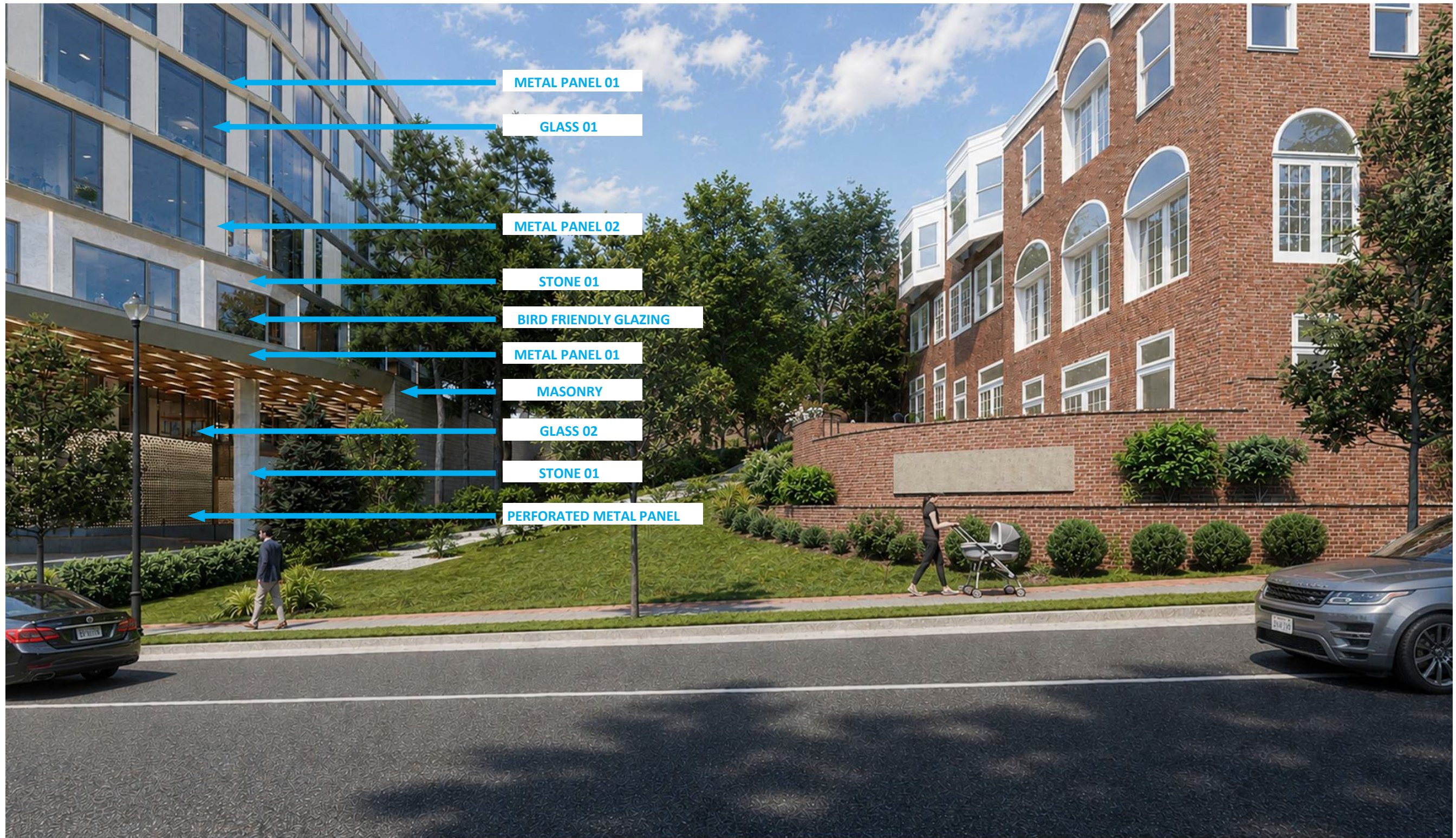




1501 Langston Boulevard

VIEW FROM N. OAK STREET

MAY 2026



METAL PANEL 01

GLASS 01

METAL PANEL 02

STONE 01

BIRD FRIENDLY GLAZING

METAL PANEL 01

MASONRY

GLASS 02

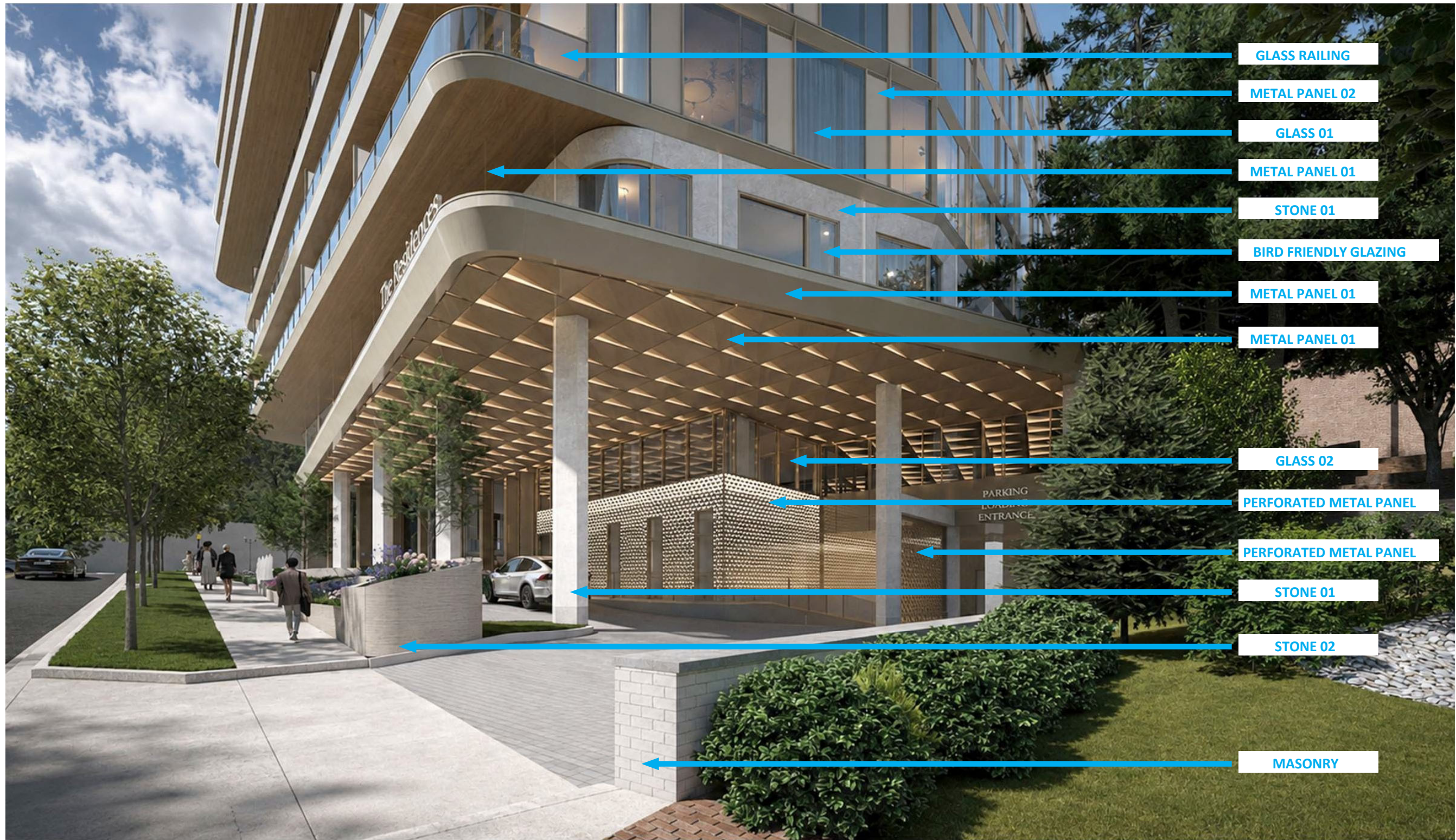
STONE 01

PERFORATED METAL PANEL

VIEW FROM N. OAK STREET

MAY 2026

1501 Langston Boulevard



GLASS RAILING

METAL PANEL 02

GLASS 01

METAL PANEL 01

STONE 01

BIRD FRIENDLY GLAZING

METAL PANEL 01

METAL PANEL 01

GLASS 02

PERFORATED METAL PANEL

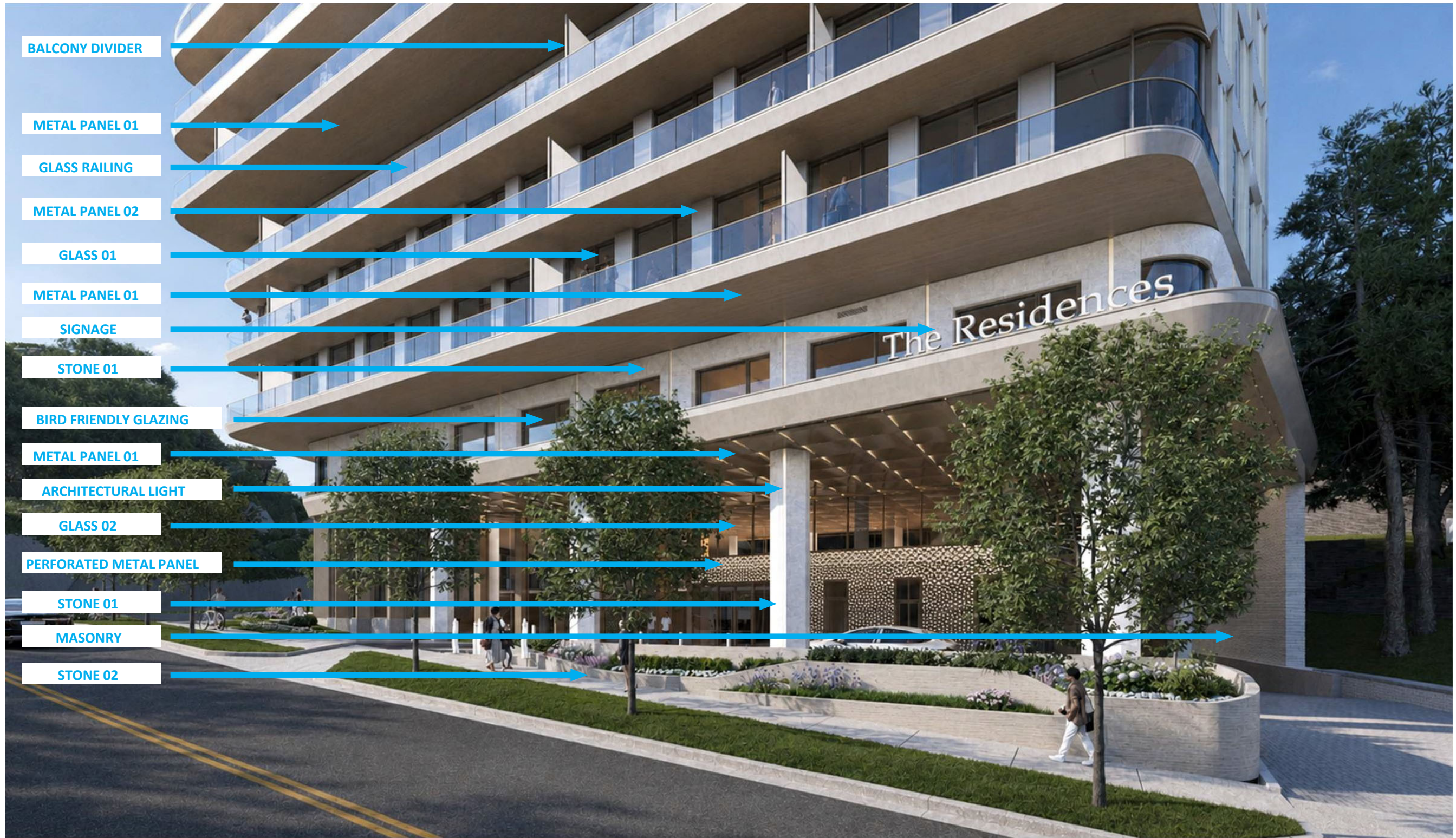
PERFORATED METAL PANEL

STONE 01

STONE 02

MASONRY

VIEW FROM N. OAK STREET



BALCONY DIVIDER

METAL PANEL 01

GLASS RAILING

METAL PANEL 02

GLASS 01

METAL PANEL 01

SIGNAGE

STONE 01

BIRD FRIENDLY GLAZING

METAL PANEL 01

ARCHITECTURAL LIGHT

GLASS 02

PERFORATED METAL PANEL

STONE 01

MASONRY

STONE 02

The Residences

VIEW FROM N. OAK STREET

1501 Langston Boulevard

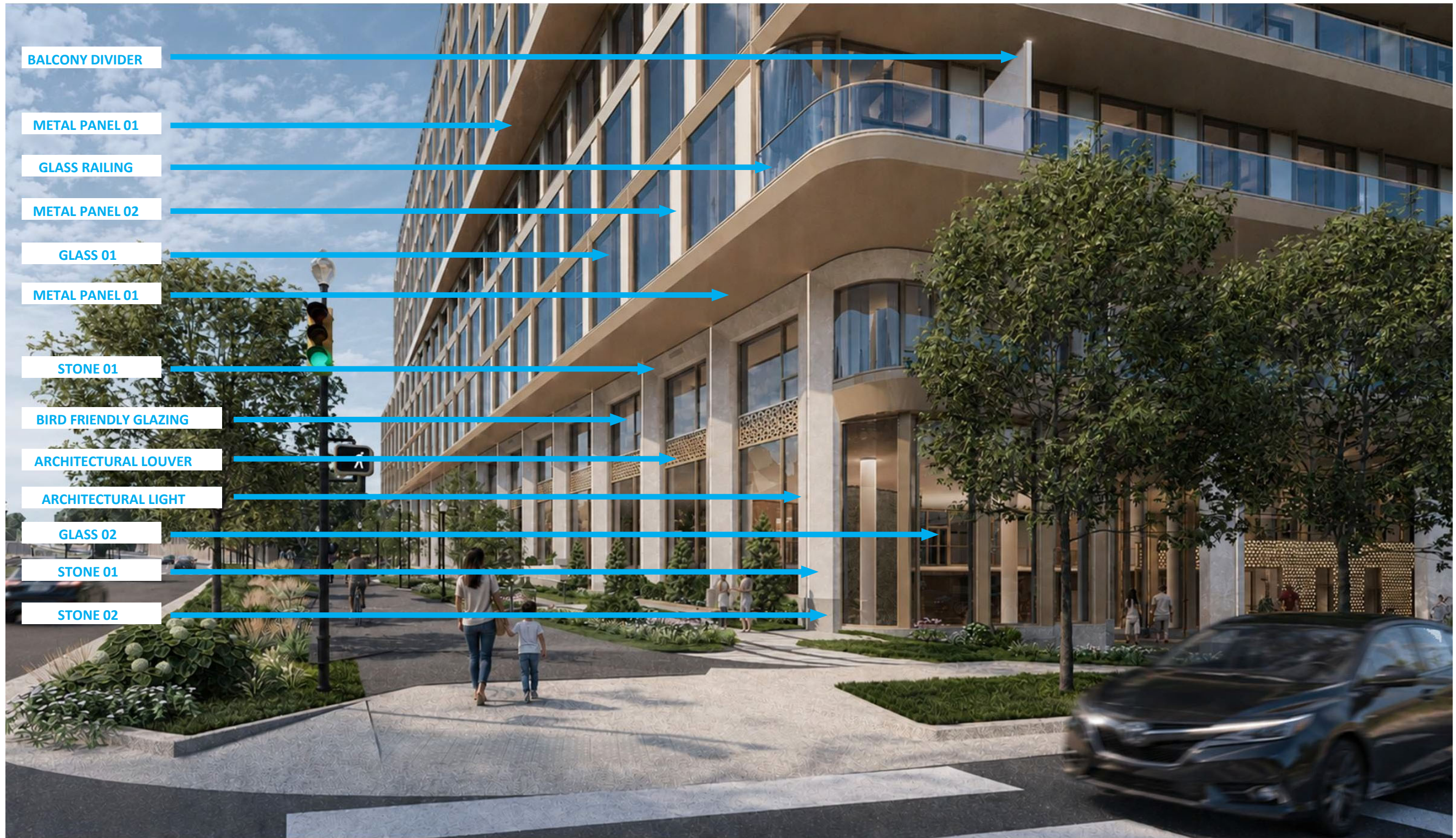
MAY 2026



1501 Langston Boulevard

VIEW FROM LANGSTON BLVD

MAY 2026



BALCONY DIVIDER

METAL PANEL 01

GLASS RAILING

METAL PANEL 02

GLASS 01

METAL PANEL 01

STONE 01

BIRD FRIENDLY GLAZING

ARCHITECTURAL LOUVER

ARCHITECTURAL LIGHT

GLASS 02

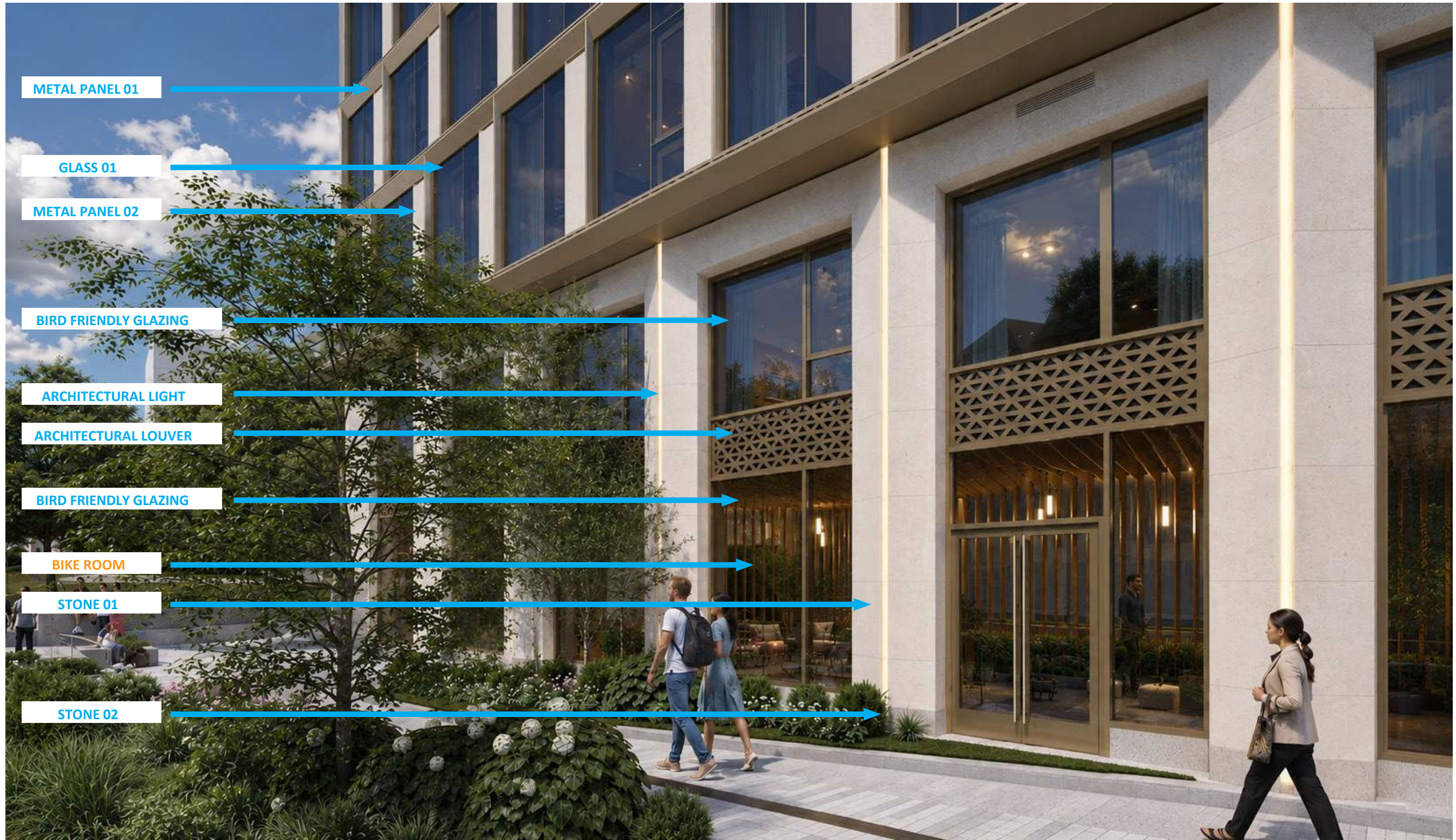
STONE 01

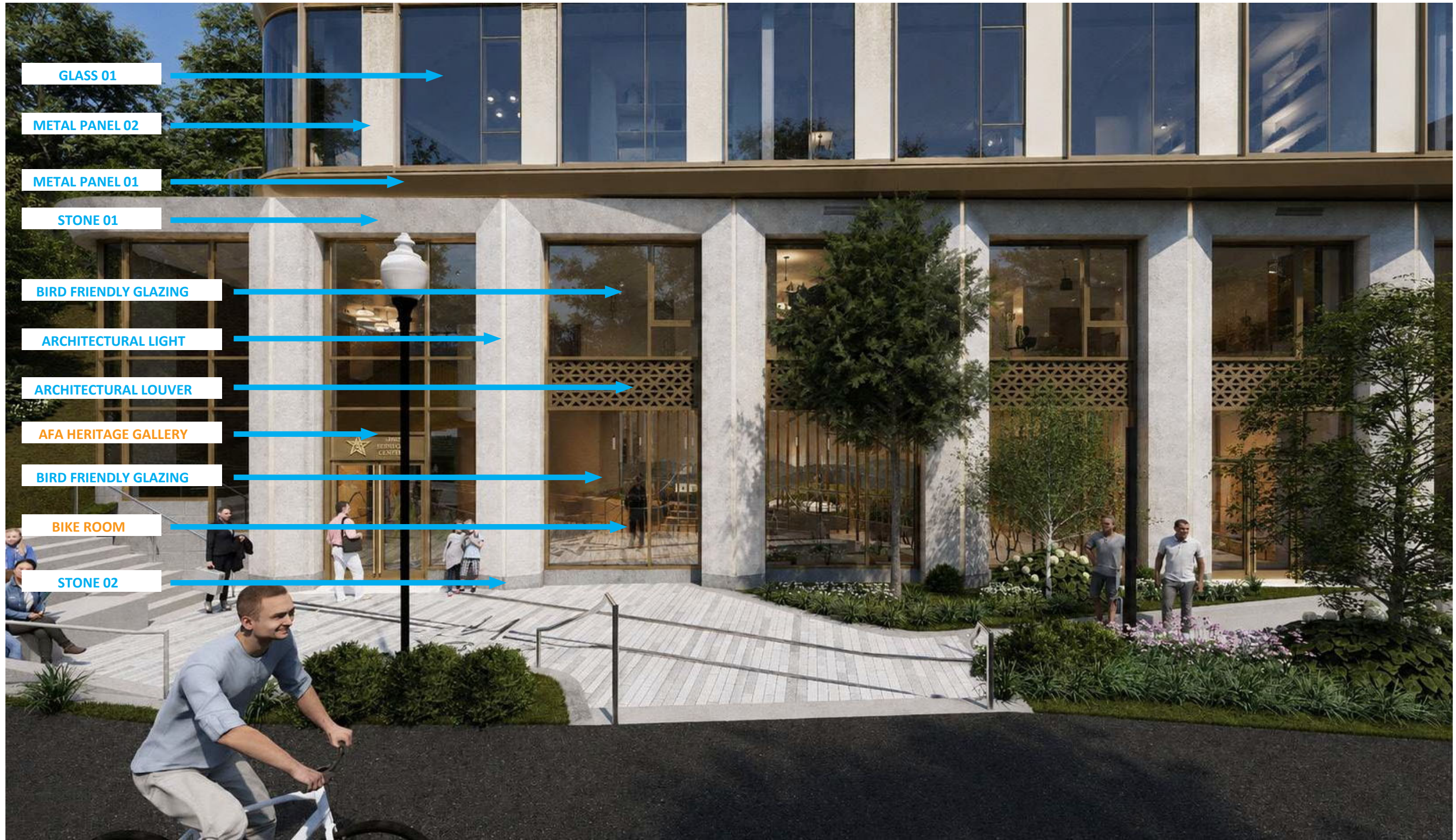
STONE 02

VIEW FROM LANGSTON BLVD

1501 Langston Boulevard

MAY 2026





GLASS 01

METAL PANEL 02

METAL PANEL 01

STONE 01

BIRD FRIENDLY GLAZING

ARCHITECTURAL LIGHT

ARCHITECTURAL LOUVER

AFA HERITAGE GALLERY

BIRD FRIENDLY GLAZING

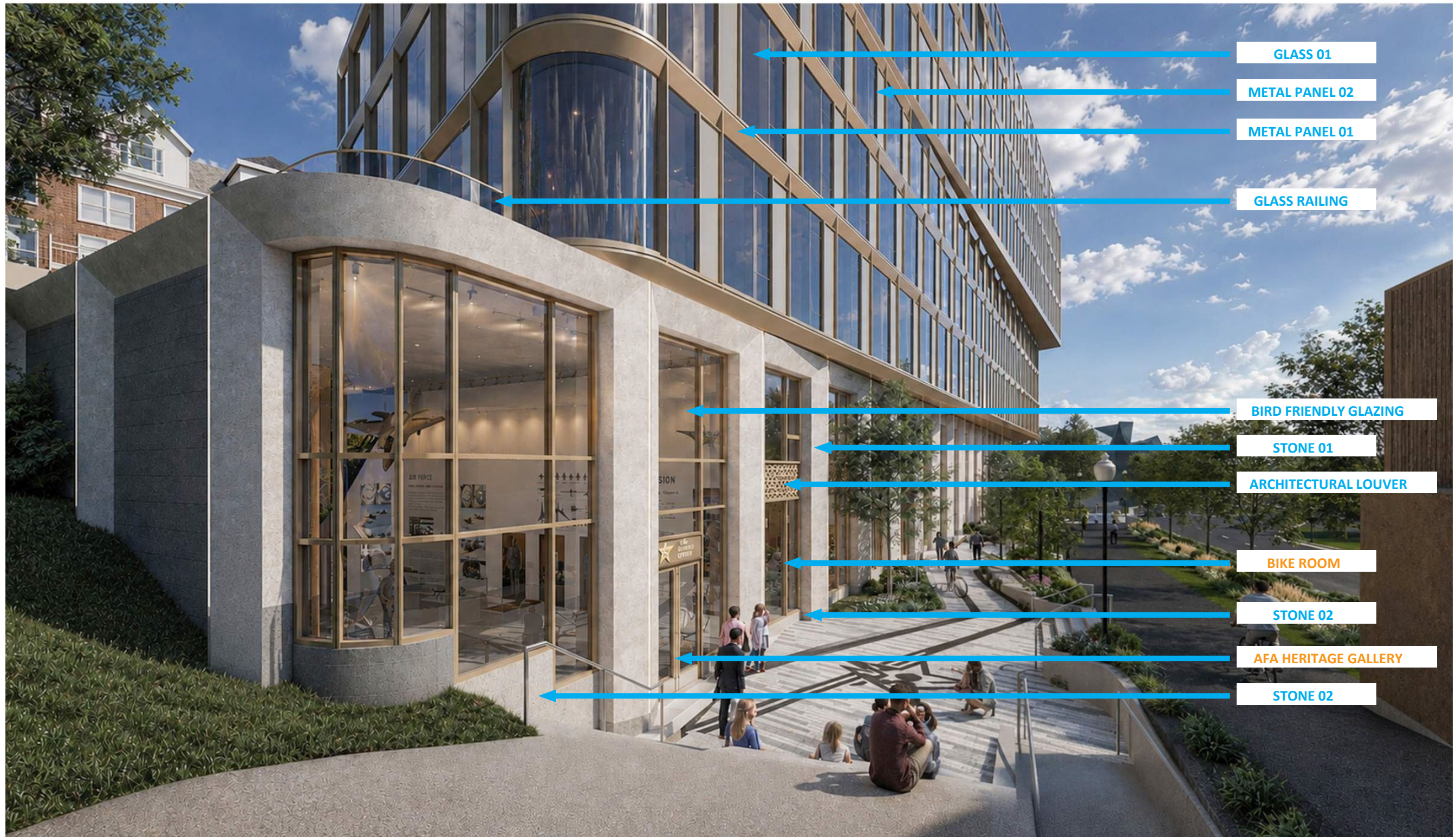
BIKE ROOM

STONE 02

VIEW FROM CUSTIS TRAIL

1501 Langston Boulevard

MAY 2026



GLASS 01

METAL PANEL 02

METAL PANEL 01

GLASS RAILING

BIRD FRIENDLY GLAZING

STONE 01

ARCHITECTURAL LOUVER

BIKE ROOM

STONE 02

AFA HERITAGE GALLERY

STONE 02

VIEW FROM CUSTIS TRAIL

1501 Langston Boulevard

MAY 2026



1501 Langston Boulevard

VIEW FROM CUSTIS TRAIL

MAY 2026



1501 Langston Boulevard

VIEW FROM CUSTIS TRAIL

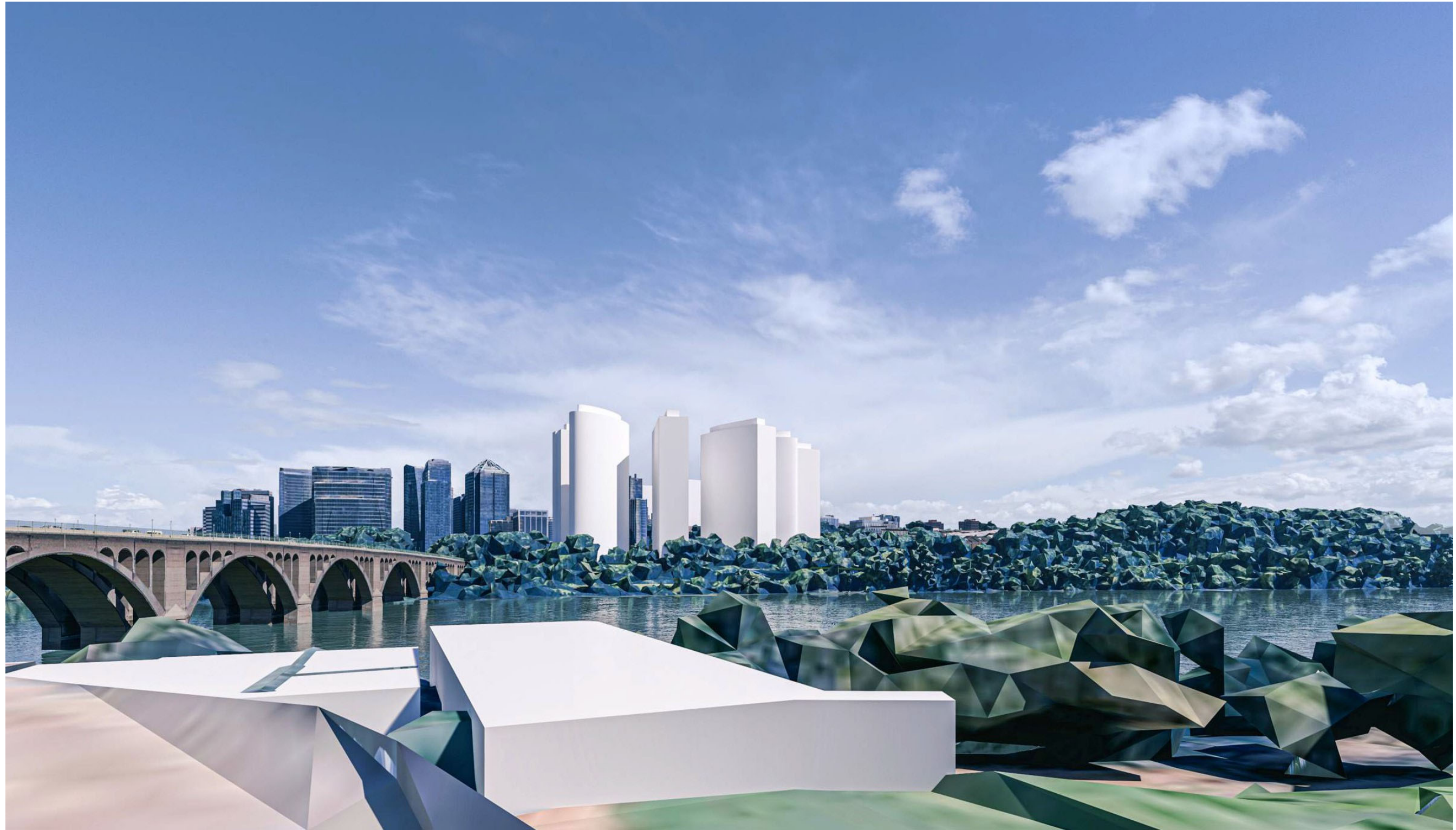
MAY 2026



1501 Langston Boulevard

VIEW FROM KEY BRIDGE

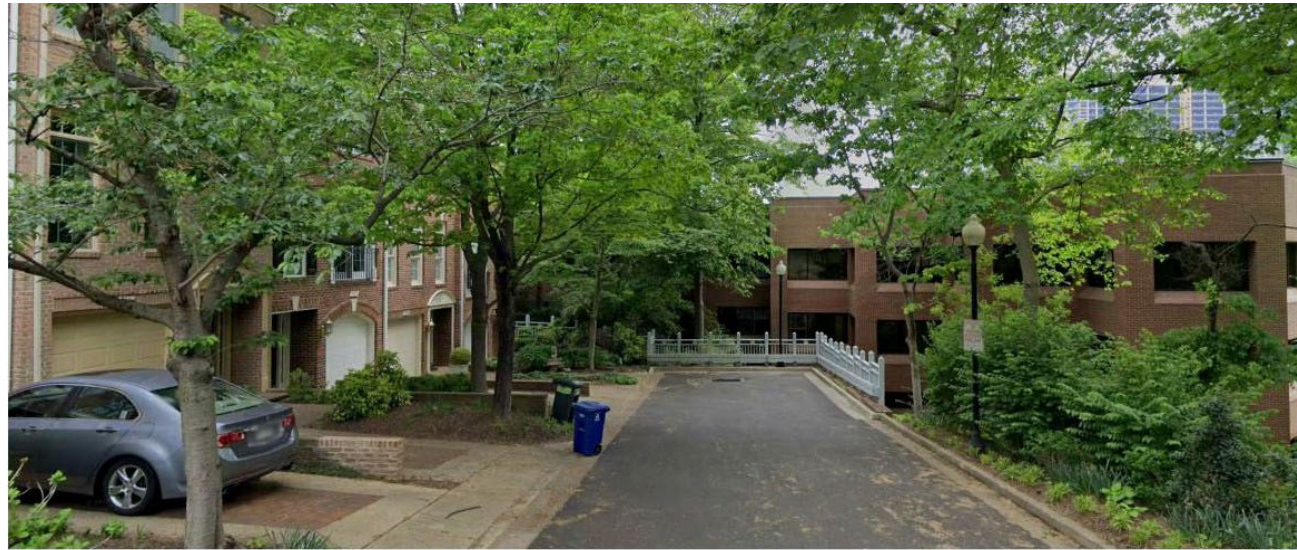
MAY 2026



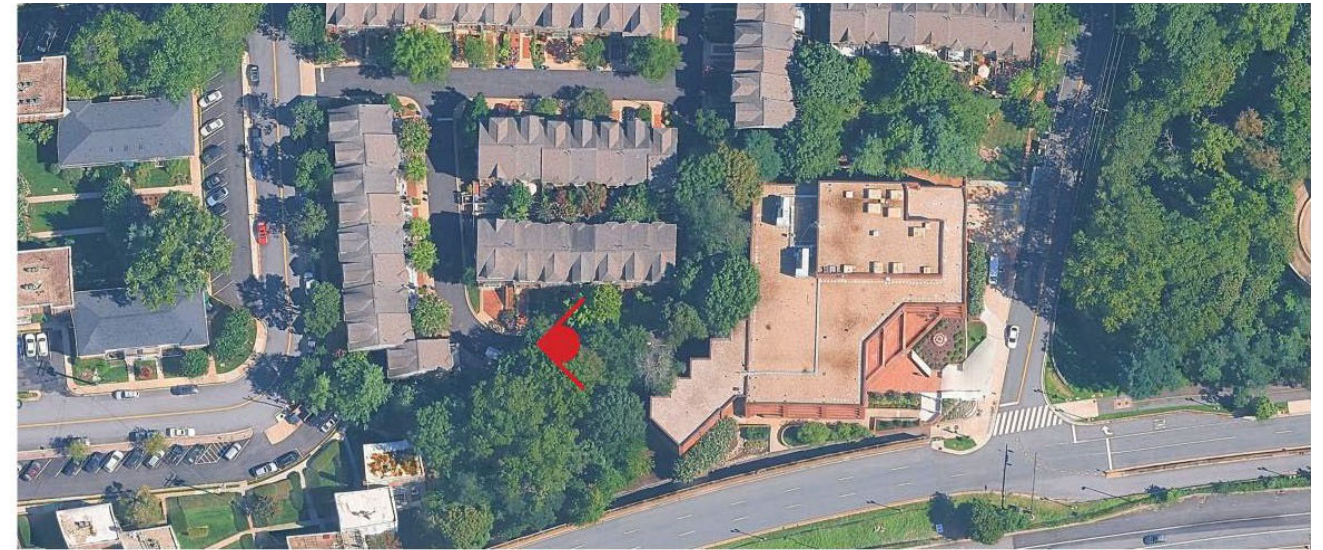
1501 Langston Boulevard

VIEW FROM GEORGETOWN

MAY 2026



NORTH PIERCE COURT WITH EXISTING AFA BUILDING



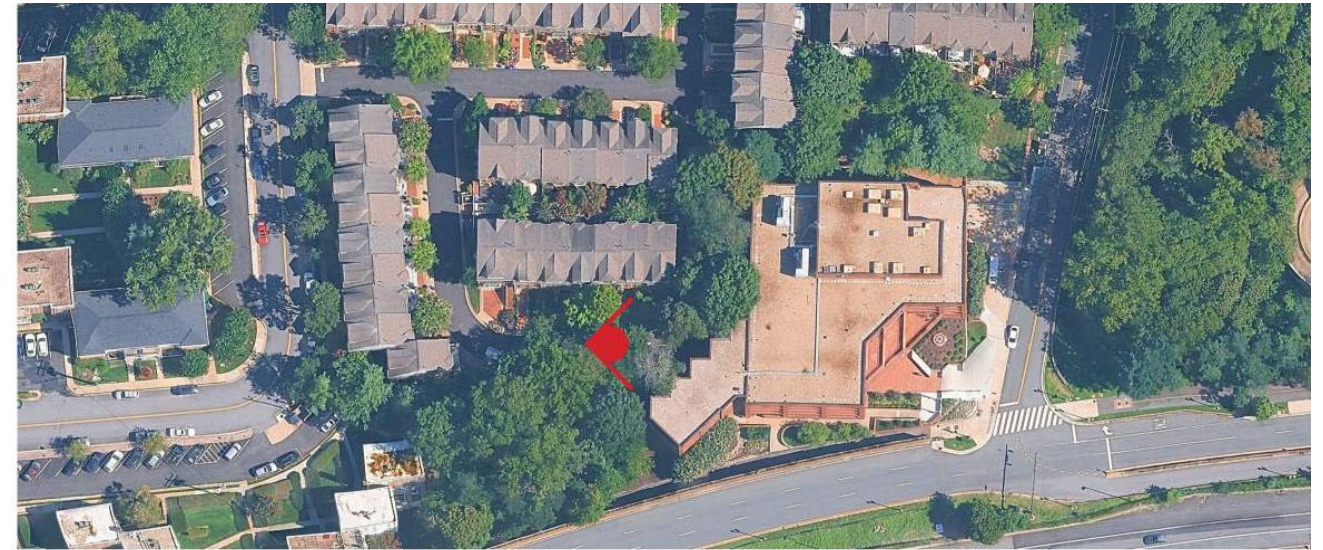
KEY PLAN



NORTH PIERCE COURT WITH PROPOSED RESIDENTIAL BUILDING



NORTH PIERCE COURT WITH EXISTING AFA BUILDING



KEY PLAN



NORTH PIERCE COURT WITH PROPOSED RESIDENTIAL BUILDING



1501 Langston Boulevard

VIEW FROM LANGSTON BLVD WITH SOUND WALL

MAY 2026



1501 Langston Boulevard

VIEW FROM LANGSTON BLVD WITH SOUND WALL

MAY 2026



1501 Langston Boulevard

VIEW FROM CUSTIS TRAIL WITH SOUND WALL

MAY 2026