

*KENSINGTON SENIOR
LIVING*

*4500 LANGSTON BOULEVARD
ARLINGTON, VA*

SENIOR HOUSING PROPOSAL

*SPRC #1 PRESENTATION
JULY 27, 2026*



KENSINGTON
SENIOR LIVING

AERIAL MAP – 4500 LANGSTON BOULEVARD



LANGSTON BOULEVARD PLAN AREA 3 MAP

PLAN LANGSTON BOULEVARD | CHAPTER 3 | POLICIES AND IMPLEMENTATION RECOMMENDATIONS

Area 3 Use Mix Map

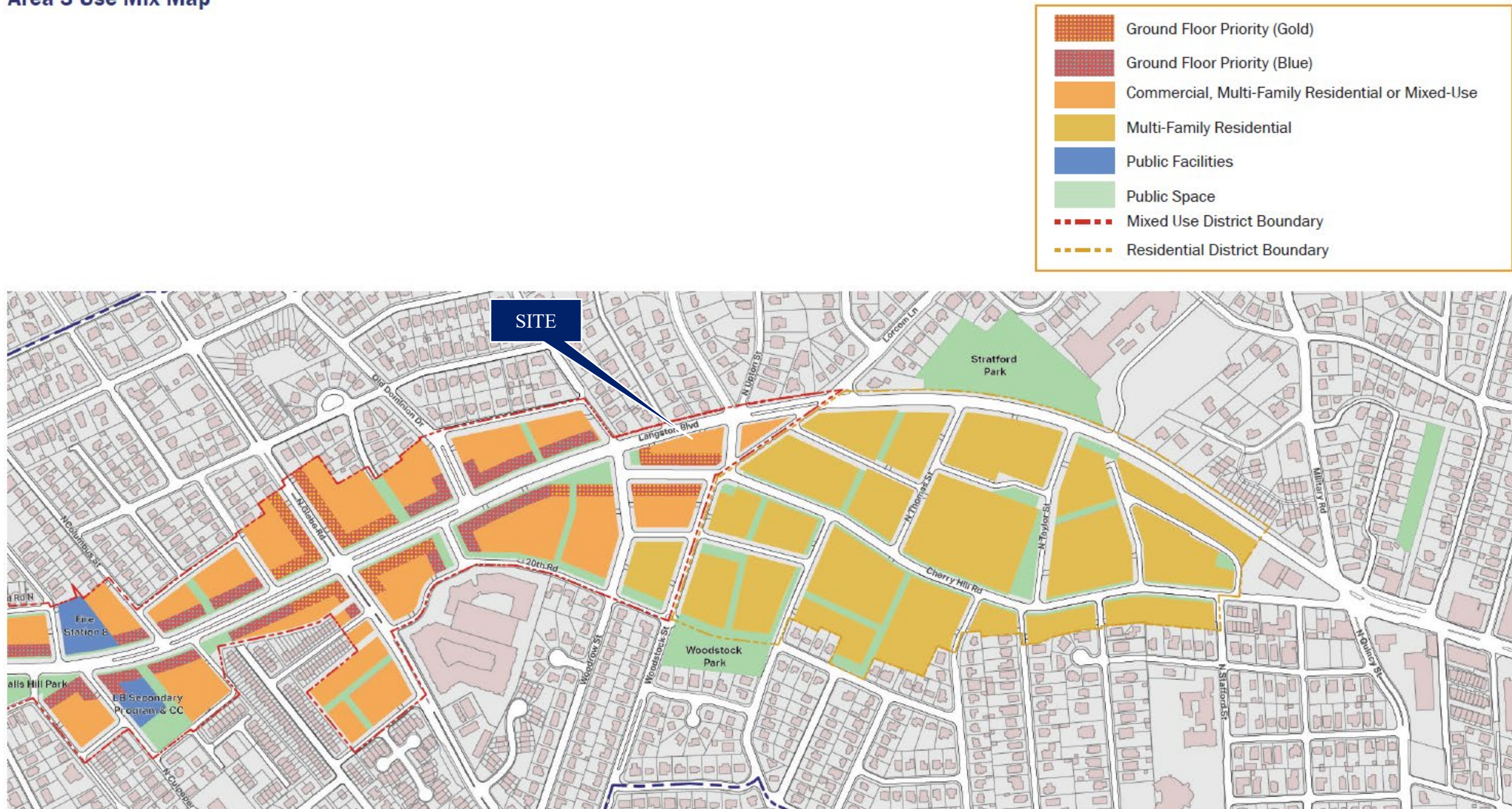


Figure 3.04: Area 3 Use Mix Map

Area 3 Building Height and Form Map

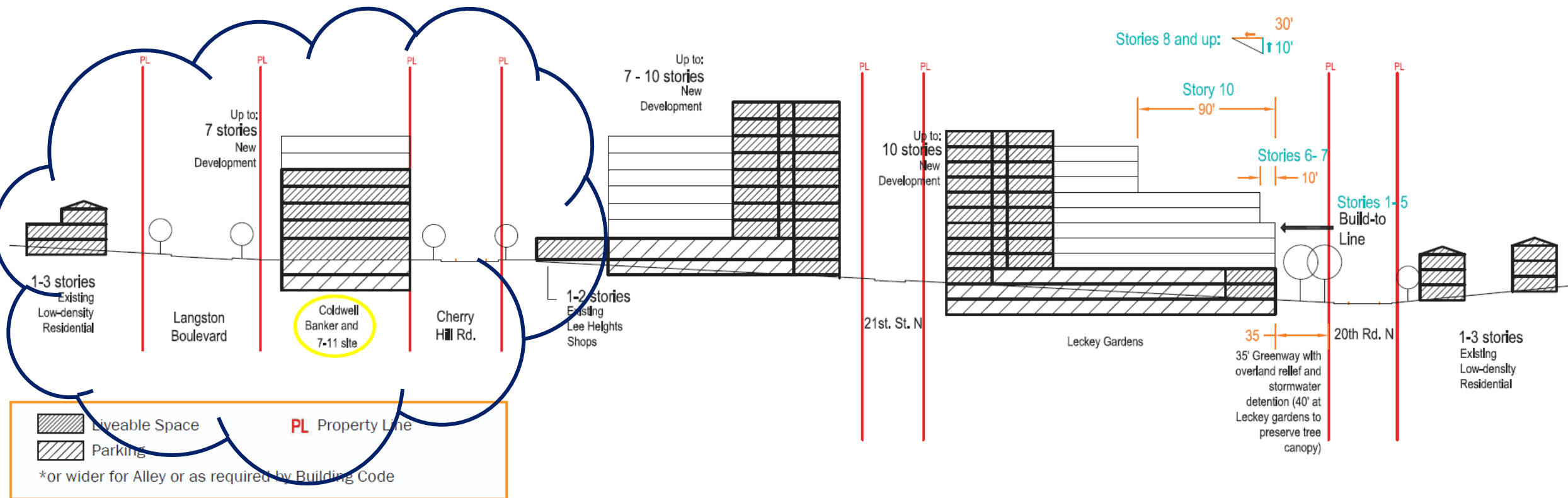
PLAN LANGSTON BOULEVARD | CHAPTER 3 | POLICIES AND IMPLEMENTATION RECOMMENDATIONS



SUBJECT SITE – SECTIONS

- For new development, with heights planned greater than 7 stories, and **across the street from** low-density residential areas (See **Section C**):
 - This applies specifically to sites along the north side of 20th Road North in Area 3, and at the Potomac Towers site in Area 5, along 20th Street North.
 - The podium height is limited to 5 stories at the build-to lines, as noted above in Section 4.3.1, along these street frontages, with a setback of no less than 10 feet to the 6th and 7th stories.
 - The maximum height zones increase incrementally, thereafter, approximately 10 feet in height for every 30 additional feet of distance from the build-to line.

Section C

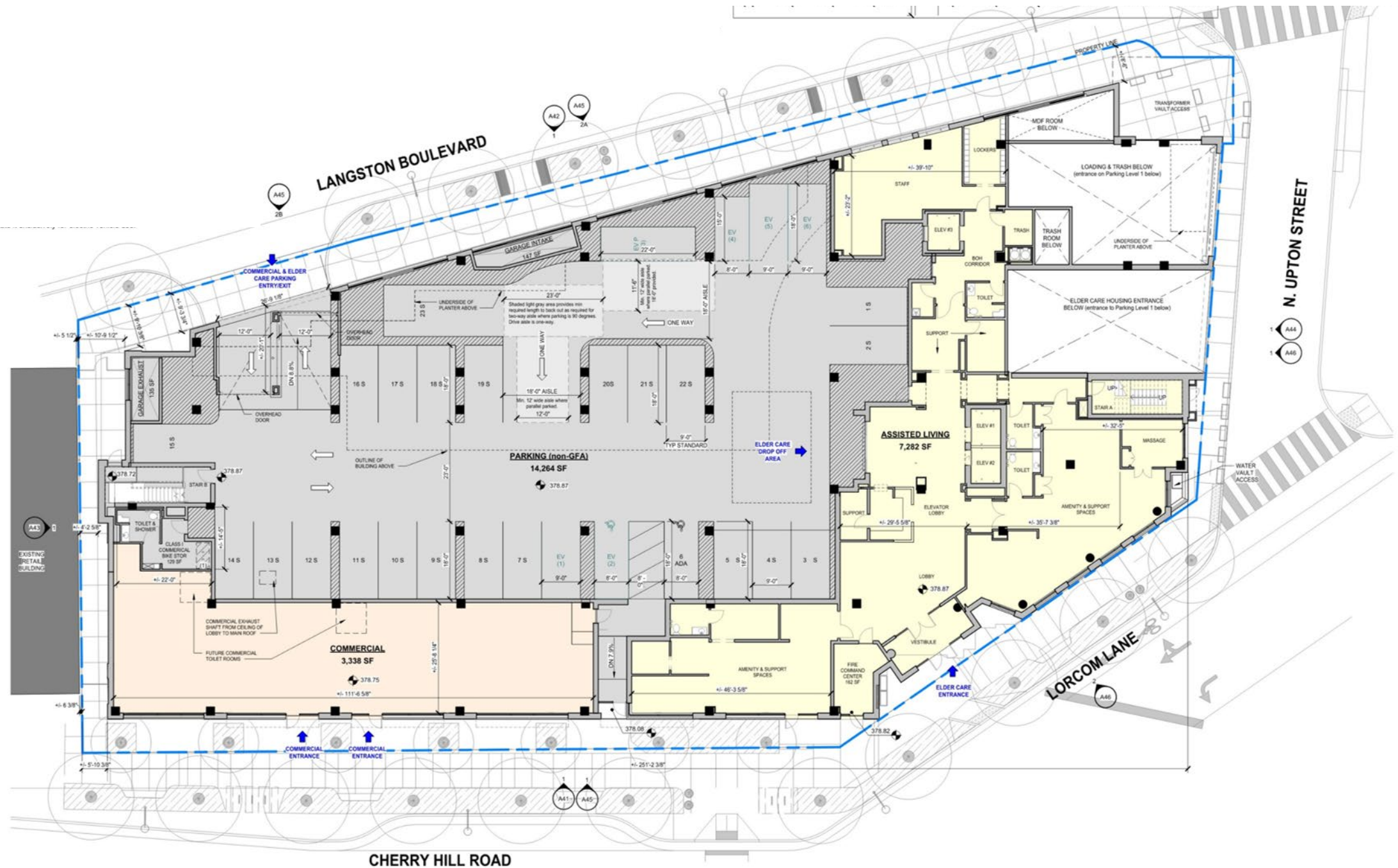


Disclaimer: The property lines shown on these sections are for illustrative purposes only and not meant to depict current conditions.

GROUND FLOOR SITE PLAN

PROGRAM / LAND USE MIX (APPROXIMATE)

- 100 ASSISTED LIVING SUITES
- 10 RESIDENTIAL UNITS
- 3,400+/- SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE
- 103 PARKING SPACES



PLB RECOMMENDATION: SHARED STREETS (EAST VIEW ALONG CHERRY HILL ROAD)



Figure 2.09: Cherry Hill Road in Front of the Lee Heights Shops

PLB RECOMMENDATION: SHARED STREETS (EAST VIEW ALONG CHERRY HILL ROAD)



EASTWARD VIEW ALONG CHERRY HILL ROAD
NO SCALE

***PLB RECOMMENDATION: SHARED STREETS
(EAST VIEW ALONG CHERRY HILL ROAD) – NIGHT VIEW***



CONTEXT MASSING ALONG LANGSTON BOULEVARD



CONTEXT MASSING ALONG LANGSTON BLVD



CONTEXT MASSING ALONG LANGSTON BOULEVARD – NIGHT VIEW



CONTEXT MASSING ALONG CHERRY HILL ROAD



CONTEXT MASSING ALONG CHERRY HILL ROAD



CONTEXT MASSING ALONG CHERRY HILL ROAD – NIGHT VIEW



CONTEXT MASSING LORCOM / UPTON TOWARDS ENTRANCE – NIGHT VIEW



LORCOM / UPTON AT ENTRANCE – NIGHT VIEW



CONTEXT MASSING – VARIOUS PERSPECTIVES



1 VIEW TOWARDS INTERSECTION OF LORCOM LANE & N UPTON ST TOWARDS ENTRANCE
NO SCALE



2 VIEW AT CORNER OF UPTON ST & LANGSTON BLVD
NO SCALE



3 VIEW FROM NORTH WOODROW STREET AND CHERRY HILL ROAD
NO SCALE



FUTURE DEVELOPMENT VIEWS



1 VIEW TOWARDS INTERSECTION OF LORCOM LANE & N UPTON ST TOWARDS ENTRANCE - FUTURE DEVELOPMENT
NO SCALE



2 VIEW AT CORNER OF UPTON ST & LANGSTON BLVD - FUTURE DEVELOPMENT
NO SCALE



3 VIEW FROM NORTH WOODROW STREET AND CHERRY HILL ROAD - FUTURE DEVELOPMENT
NO SCALE



ILLUSTRATIVE SITE PLAN

4600 LANGSTON BOULEVARD

THE PROJECT CONSISTS OF A SERIES OF STREET LEVEL AND PODIUM LEVEL SPACES, WHICH CREATE AMENITY ZONES FOR BUILDING RESIDENTS AND COMMUNITY MEMBERS. THESE AREAS PROVIDE OPPORTUNITIES FOR THE 6 DESIGN PRINCIPLES OF BIOPHILIA:

1. VISUAL CONNECTION TO NATURE:

THE PROJECT CREATES A STRONG VISUAL CONNECTION TO NATURE WITH A CONTINUOUS 'GREEN ENVELOPE' OF LAYERED VEGETATION—GROUND COVERS, SHRUBS, AND A MIX OF DECIDUOUS AND EVERGREEN TREES—SURROUNDING THE BUILDING. THIS DIVERSE PLANTING PALETTE, FEATURING SPECIES LIKE SCARLET OAK, RED MAPLE, AND RIVER BIRCH, ENSURES YEAR-ROUND VISUAL ENGAGEMENT WITH NATURE.

2. PROSPECT:

THE ELEVATED OUTDOOR TERRACE GARDEN EMBODIES THE BIOPHILIC PRINCIPLE OF PROSPECT, OFFERING RESIDENTS EXPANSIVE VIEWS OF LANGSTON BOULEVARD AND THE SURROUNDING STREETSCAPE. ITS SEMI-PRIVATE DESIGN, VARIED SEATING, AND FLEXIBLE USE FOSTER OPENNESS, COMFORT, AND A BALANCE BETWEEN URBAN CONNECTION AND PERSONAL RETREAT.

3. MATERIAL CONNECTION TO NATURE:

THE DESIGN INCORPORATES NATURAL MATERIALS LIKE WOOD SEATING AND NATIVE PLANTINGS TO ENHANCE TACTILE, VISUAL, AND SEASONAL SENSORY EXPERIENCES. VARIED TEXTURES AND FORMS, ALONG WITH CHANGING SEASONAL PATTERNS, CREATE A DYNAMIC AND ENGAGING LANDSCAPE YEAR-ROUND.

4. DYNAMIC AND DIVERSE LIGHT:

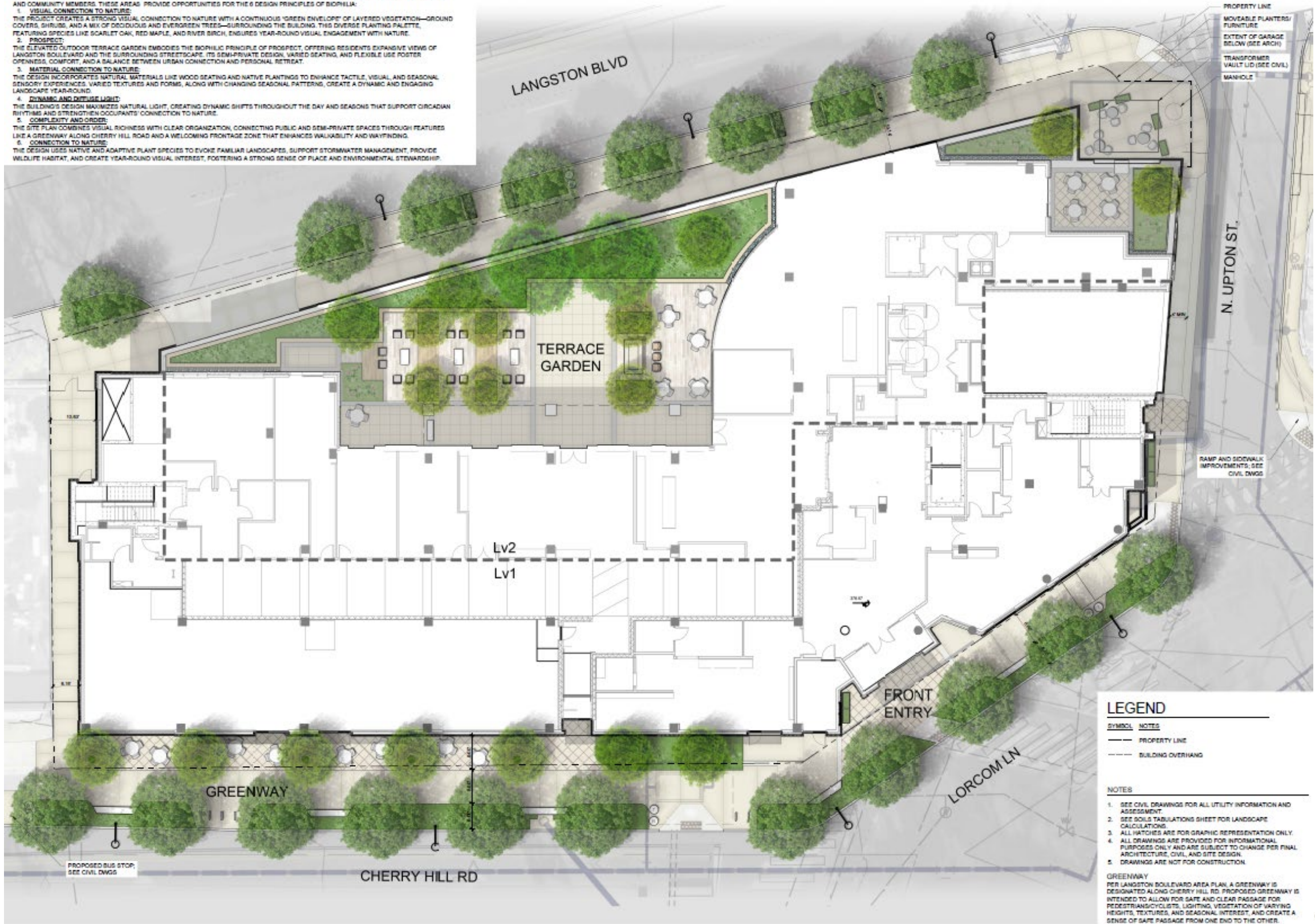
THE BUILDING'S DESIGN MAXIMIZES NATURAL LIGHT, CREATING DYNAMIC SHIFTS THROUGHOUT THE DAY AND SEASONS THAT SUPPORT CIRCADIAN RHYTHMS AND STRENGTHEN OCCUPANTS' CONNECTION TO NATURE.

5. COMPLEXITY AND ORDER:

THE SITE PLAN COMBINES VISUAL RICHNESS WITH CLEAR ORGANIZATION, CONNECTING PUBLIC AND SEMI-PRIVATE SPACES THROUGH FEATURES LIKE A GREENWAY ALONG CHERRY HILL ROAD AND A WELCOMING FRONTAGE ZONE THAT ENHANCES WALKABILITY AND WAYFINDING.

6. CONNECTION TO NATURE:

THE DESIGN USES NATIVE AND ADAPTIVE PLANT SPECIES TO EVOKE FAMILIAR LANDSCAPES, SUPPORT STORMWATER MANAGEMENT, PROVIDE WILDLIFE HABITAT, AND CREATE YEAR-ROUND VISUAL INTEREST, FOSTERING A STRONG SENSE OF PLACE AND ENVIRONMENTAL STEWARDSHIP.



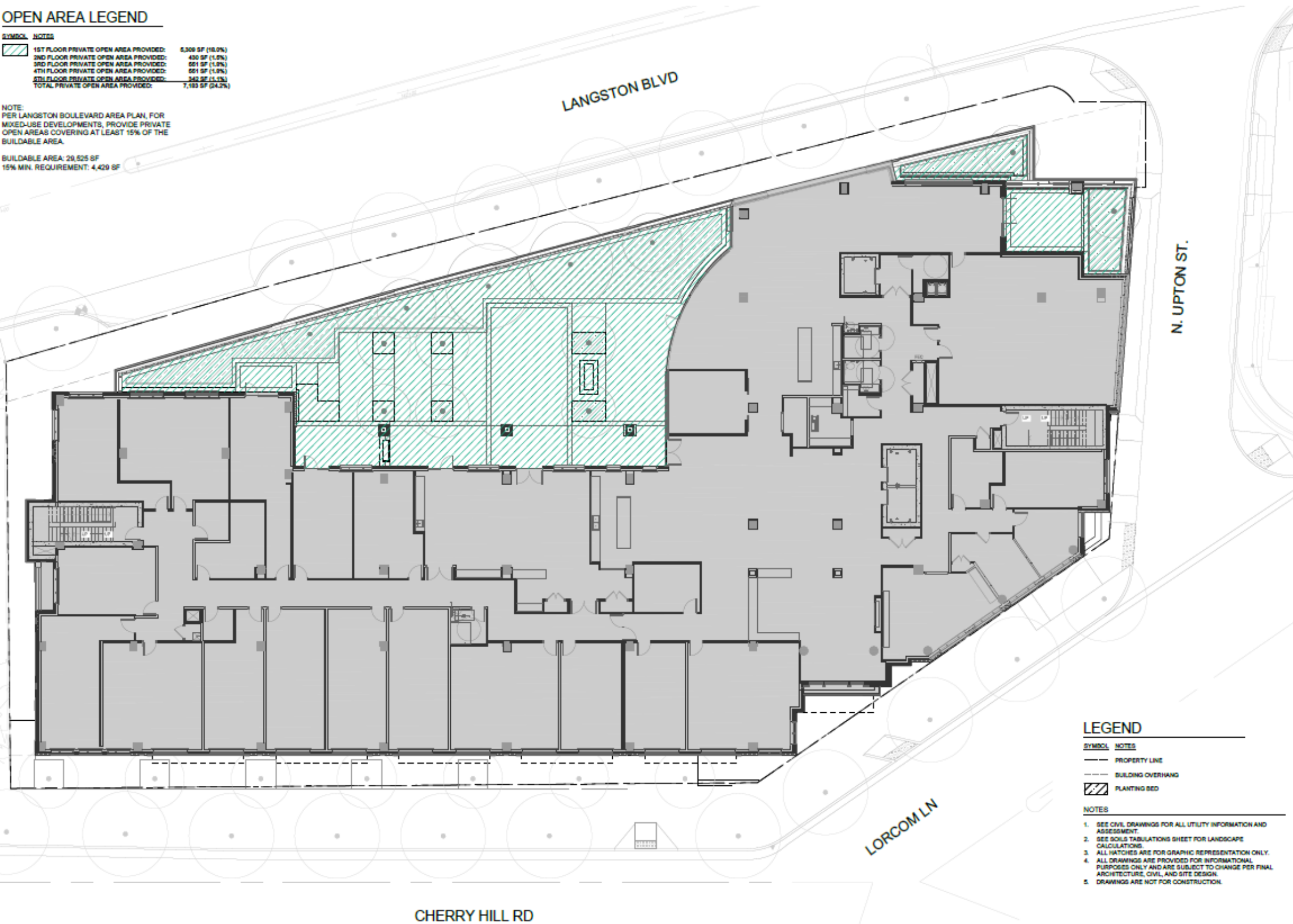
OPEN AREA CALCULATIONS (PER LANGSTON BLVD PLAN)

OPEN AREA LEGEND

SYMBOL	NOTES
	1ST FLOOR PRIVATE OPEN AREA PROVIDED: 6,309 SF (18.0%)
	2ND FLOOR PRIVATE OPEN AREA PROVIDED: 430 SF (1.0%)
	3RD FLOOR PRIVATE OPEN AREA PROVIDED: 551 SF (1.5%)
	4TH FLOOR PRIVATE OPEN AREA PROVIDED: 551 SF (1.5%)
	5TH FLOOR PRIVATE OPEN AREA PROVIDED: 342 SF (1.1%)
	TOTAL PRIVATE OPEN AREA PROVIDED: 7,183 SF (24.2%)

NOTE:
PER LANGSTON BOULEVARD AREA PLAN, FOR
MIXED-USE DEVELOPMENTS, PROVIDE PRIVATE
OPEN AREAS COVERING AT LEAST 15% OF THE
BUILDABLE AREA.

BUILDABLE AREA: 20,525 SF
15% MIN. REQUIREMENT: 4,429 SF



LEGEND

SYMBOL	NOTES
	PROPERTY LINE
	BUILDING OVERHANG
	PLANTING BED

- NOTES
1. SEE CIVIL DRAWINGS FOR ALL UTILITY INFORMATION AND ASSESSMENT.
 2. SEE SOILS TABULATIONS SHEET FOR LANDSCAPE CALCULATIONS.
 3. ALL HATCHES ARE FOR GRAPHIC REPRESENTATION ONLY.
 4. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.
 5. DRAWINGS ARE NOT FOR CONSTRUCTION.

OPEN SPACE CALCULATIONS

OPEN AREA LEGEND

SYMBOL	NOTES
	STREET-LEVEL OPEN AREA 10,000 SF PROVIDED

LANGSTON BLVD

N. UPTON ST.

LORCOM LN

CHERRY HILL RD

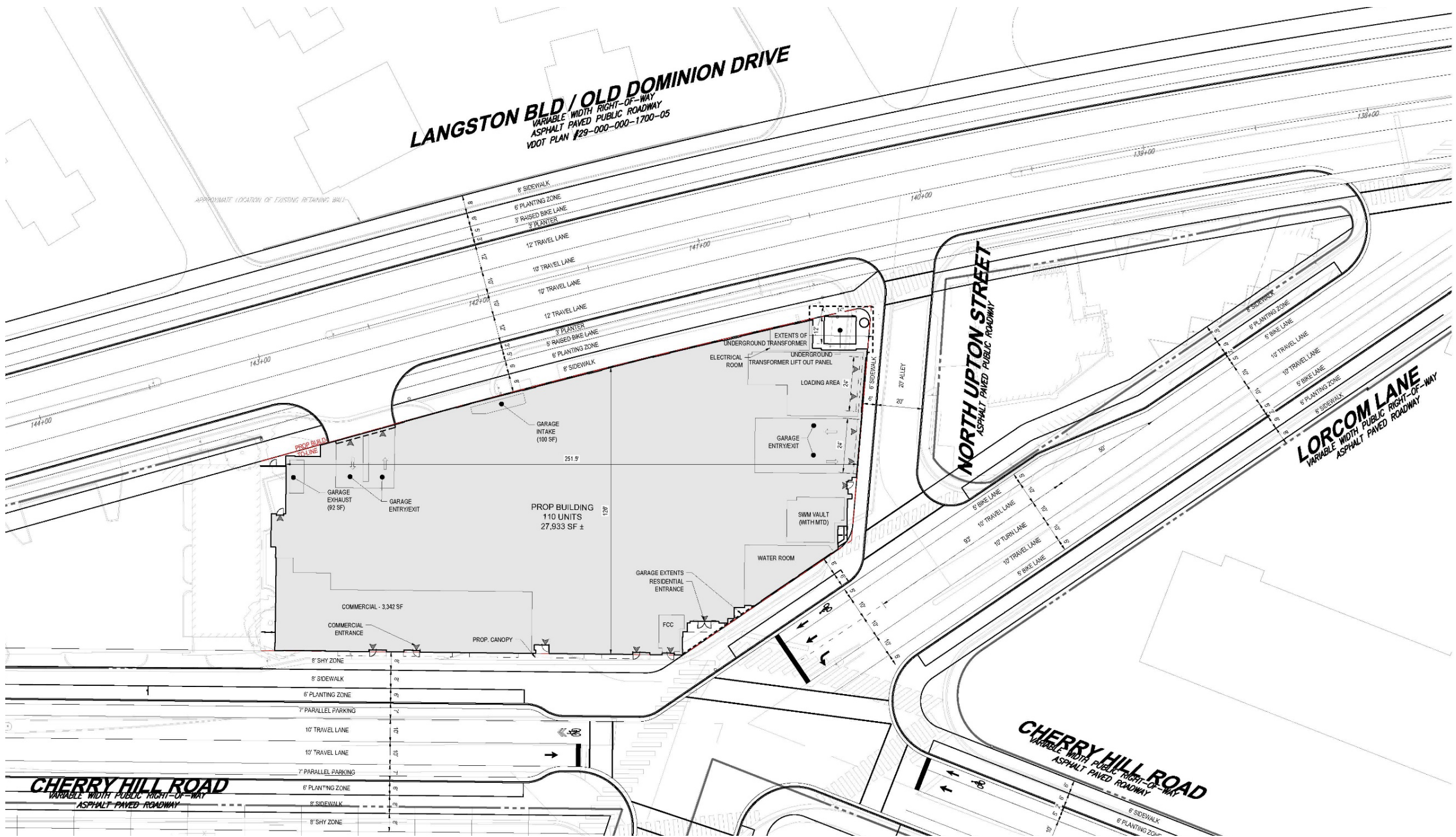
LEGEND

SYMBOL	NOTES
	PROPERTY LINE
	BUILDING OVERHANG
	PLANTING BED

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TRANSPORTATION NETWORK





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