

3130 Langston Boulevard

Rooney Properties LLC

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Rooney Properties

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VENABLE LLP



Project Overview

Modern Residential Living on Langston Boulevard:

- Redevelopment proposal includes a new residential apartment building with 310 residential units supported by 360 parking spaces.
- Variety of unit sizes and layouts to accommodate flexible housing needs.
- The project implements the recommendations and standards set forth in the Langston Boulevard Area Plan.

Retail and Indoor Spaces:

- 8,260 sq. ft. of street-level retail and/or retail equivalent uses

Design Public Amenities:

- Public plaza-park hybrid accessible from Kirkwood Road.
- L-shaped tower design engaging both Langston Boulevard and I-66 frontages.
- Elevated courtyard and amenities above a three-story podium.

Current Project Status

Rooney Properties has submitted the following applications:

- 4.1 Special Exception Site Plan
- Rezoning to the C-O-2.5 zone
- GLUP (General Land Use Plan) Amendment

Community Engagement

- August 14, 2024: Meeting with leadership of Lyon Village, North Highlands, Cherrydale, Maywood Civic Associations
- September 30, 2024: Meeting with the Lyon Village Civic Association
- October 23, 2024: Meeting with the Maywood Civic Association
- December 4, 2024: Meeting with the North Highlands Civic Association
- December 13, 2024: Meeting with representatives from Lyon Village, North Highlands
- January 29, 2025: Meeting with the Langston Boulevard Alliance
- May 5, 2025: Meeting with leadership of Lyon Village, North Highlands, Cherrydale, Maywood Civic Associations
- July 15, 2025: Meeting with the Langston Boulevard Alliance



Architecture and Site Design

VENABLE_{LLP}



3130 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

JULY 2025

dc|s
DESIGN

ROONEY
PROPERTIES



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SITE LOCATION (NO SCALE)

Area 5 (West) Concept Plan

The illustrative plan below depicts a vision for Area 5 West, one of the many ways it could be realized. The plan shows ideas for how properties in the District Boundary can be redeveloped by 2050. An explanation of the concept plan for each neighborhood area is included on the previous pages.

A

Greenway to Custis Trail with stormwater overland relief

B

New east-west street grid

C

New Langston Blvd streetscape

D

New public space

E

Greenway to Custis Trail with stormwater overland relief

Mixed Use District Boundary

Residential District Boundary

Activity Hubs

An aerial map of the Area 5 West Concept Plan. The map shows a network of streets including N Kirkwood Rd, Spout Run Pkwy, N Highland St, N Cleveland St, N Adams St, N Veitch St, and 21st St N. Key landmarks include Kirkwood Park, Lyon Village Shopping Center, Lyon Village Community House, McCoy Park, and Custis Trail. The map is overlaid with a red dashed line representing the Mixed Use District Boundary and an orange dashed line representing the Residential District Boundary. Yellow circles indicate Activity Hubs. Green areas represent parks and greenways. The map also shows the I-66 highway running along the top edge.

Figure 2.12: Area 5 West Concept Plan

CONCEPT PLAN

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AREA 5 (WEST)

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DESIGN

Area 5 (West) Public Space Network Map

The diagram below illustrates the proposed public space network and desired connections to the public spaces in Area 5 west. The network includes existing public spaces and new privately-owned public spaces. In addition, the diagram also identifies recommended public spaces that should provide additional stormwater requirements to reduce downstream flood risk.

Disclaimer: The specific location, type, configuration, and design of new public spaces will be determined at the time of site plan application review and will consider the extent of property consolidation, public space needs, and, where applicable, stormwater management features.

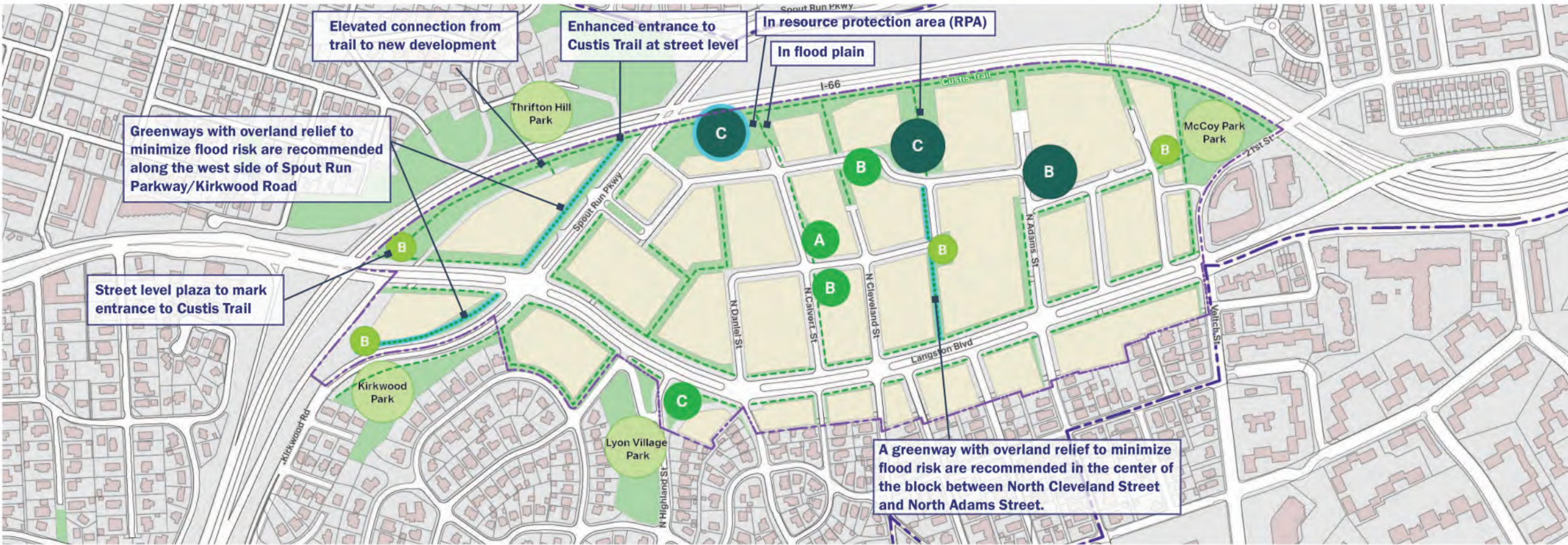
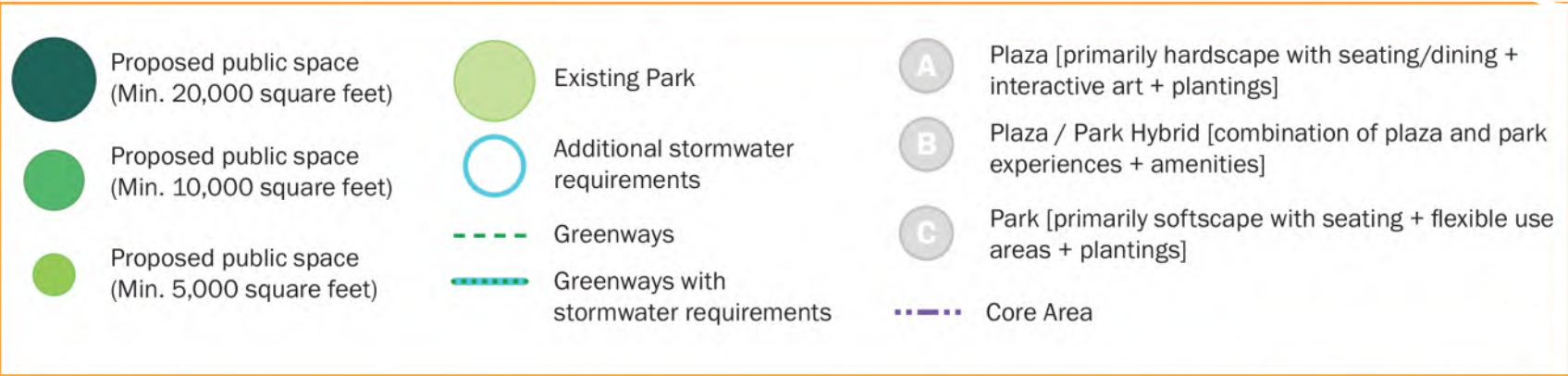


Figure 3.32: Area 5 (West) Public Space Network Map

PUBLIC SPACE NETWORK MAP

Area 5 (West) Building Height and Form Map

Map is not to scale and is intended to show general height zones. Dimensions for setbacks and stepbacks, to achieve height transitions, are established in Chapter 4 and vary based on whether new development is across the street or adjacent to low-density residential.

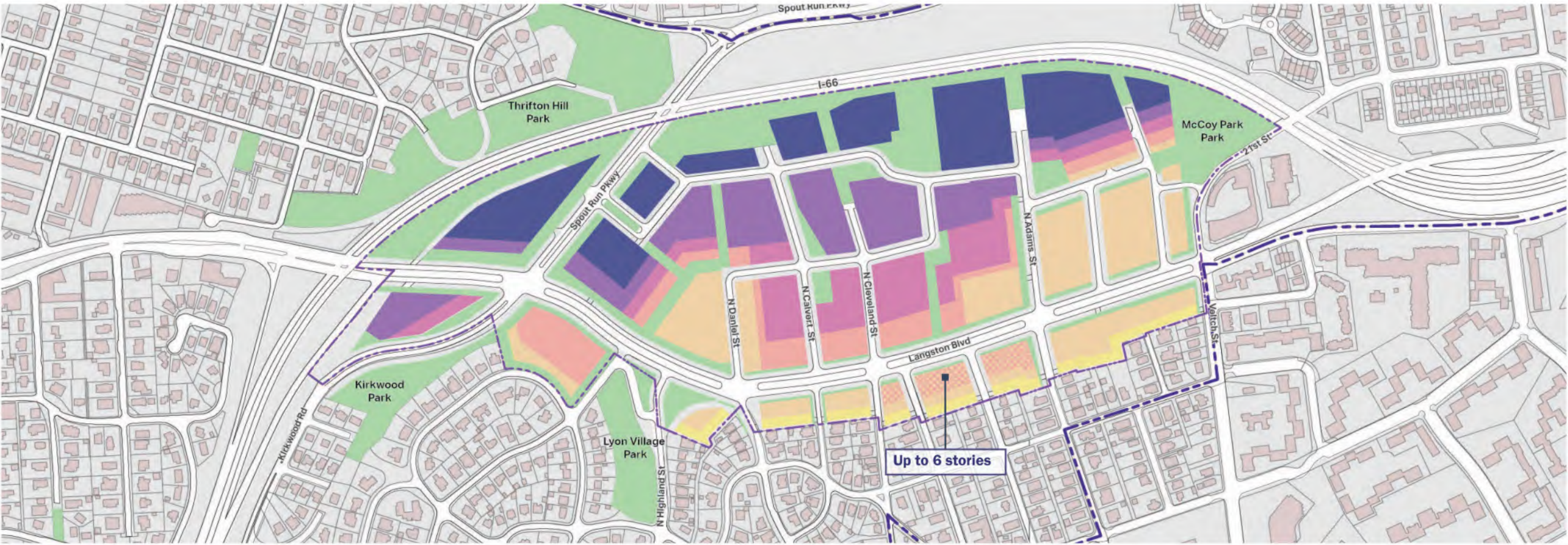


Figure 3.12: Area 5 (West) Heights

Area 5 (West) Bicycle Network Map

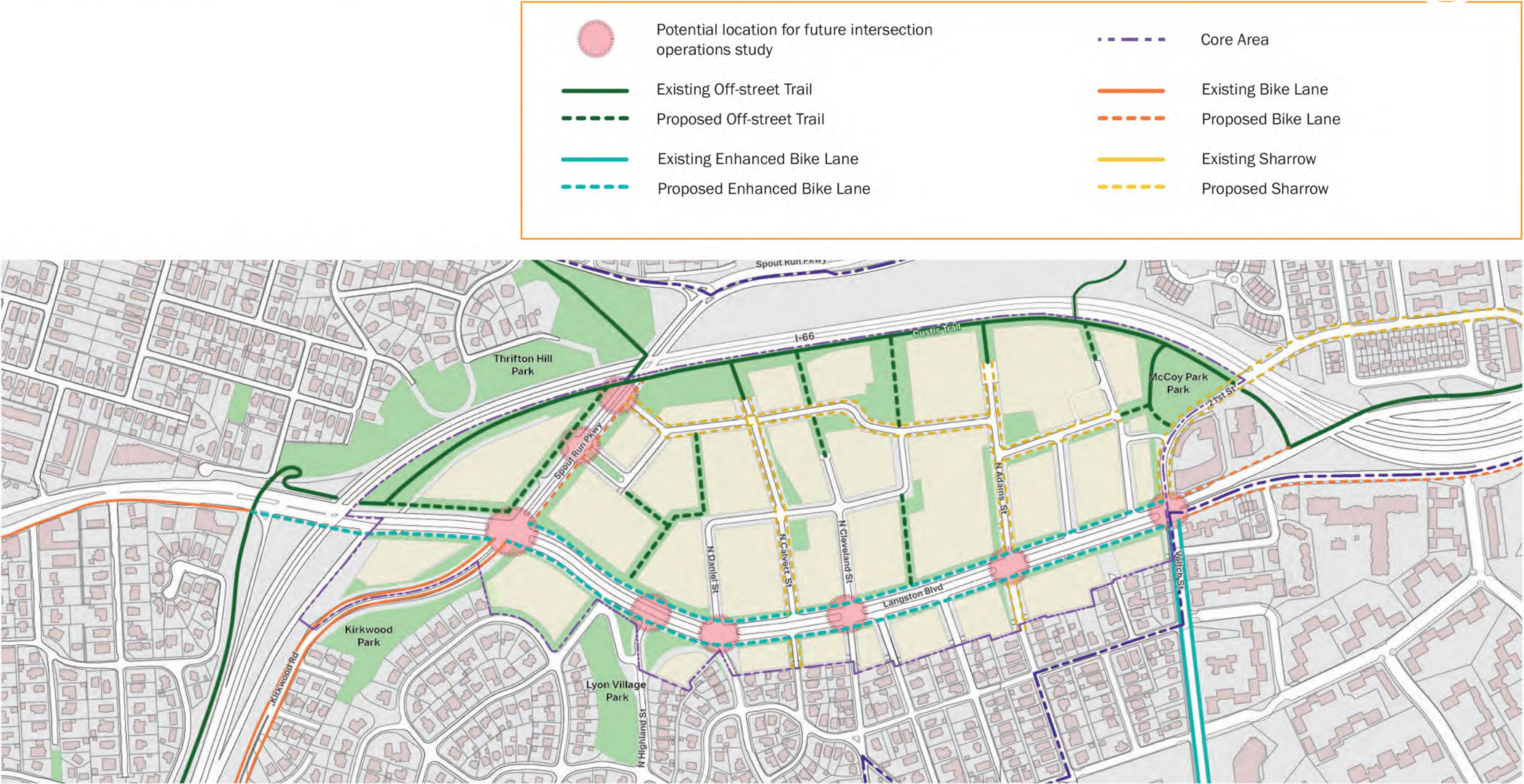
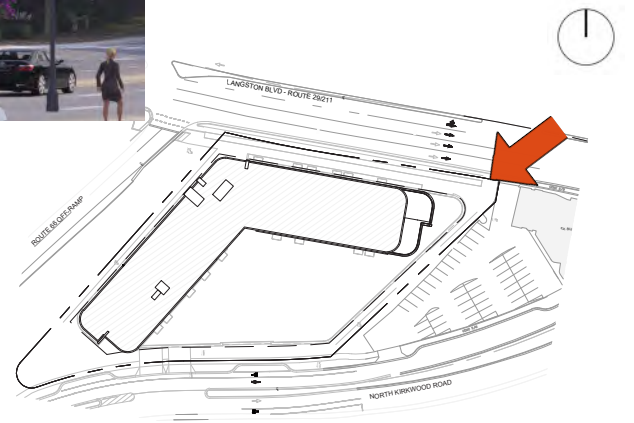


Figure 3.22: Area 5 (West) Bicycle Network Map



VIEW FROM NORTHEAST AT LANGSTON BLVD



KEY PLAN

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ILLUSTRATIVE VIEWS



VIEW FROM SOUTHWEST



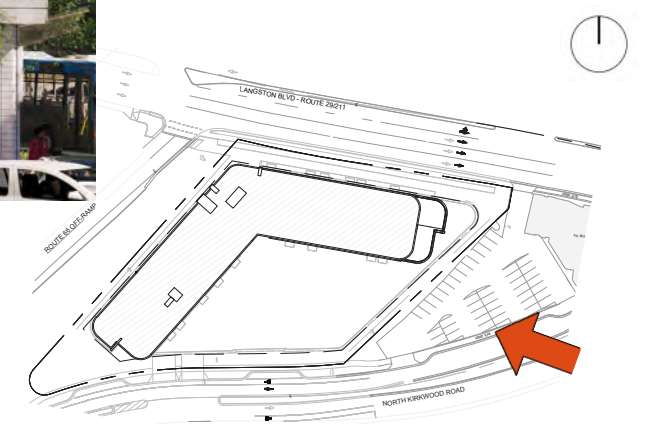
KEY PLAN

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ILLUSTRATIVE VIEWS



VIEW FROM EAST



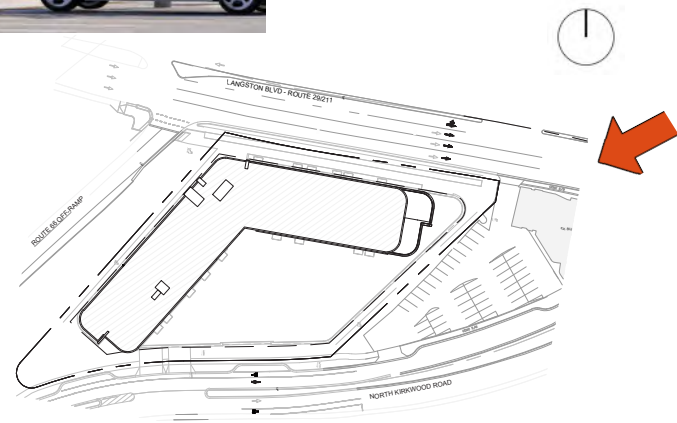
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ILLUSTRATIVE VIEWS



VIEW FROM NORTHEAST



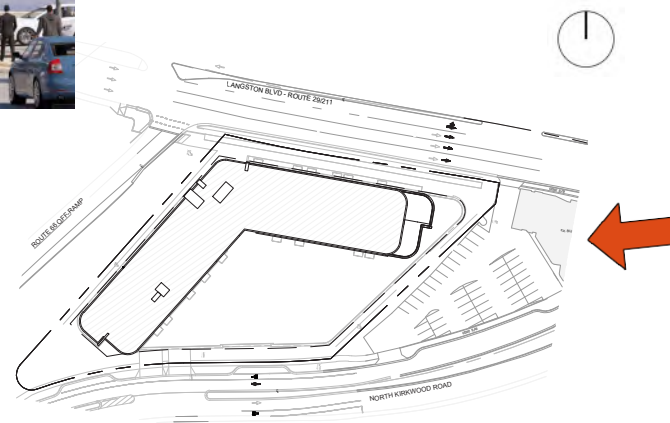
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ILLUSTRATIVE VIEWS



VIEW FROM EAST



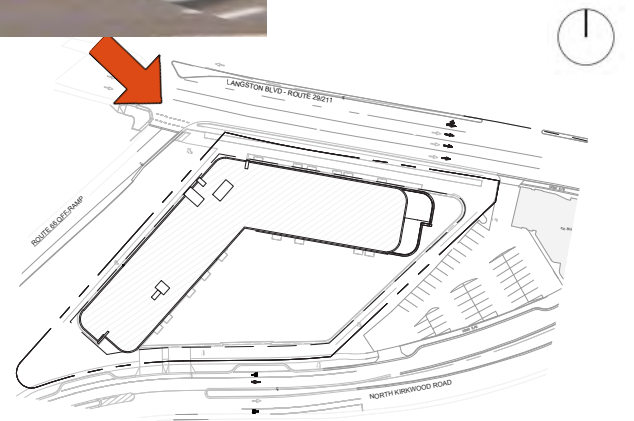
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ILLUSTRATIVE VIEWS



VIEW FROM NORTHWEST



KEY PLAN

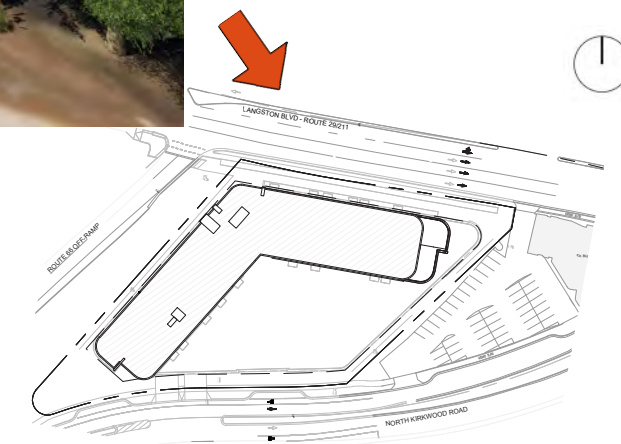
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ILLUSTRATIVE VIEWS

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VIEW FROM NORTHWEST



KEY PLAN

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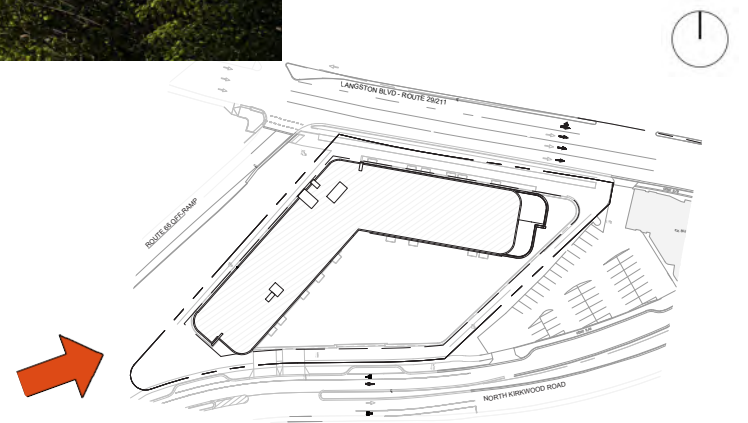
ILLUSTRATIVE VIEWS

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VIEW FROM SOUTHWEST



KEY PLAN

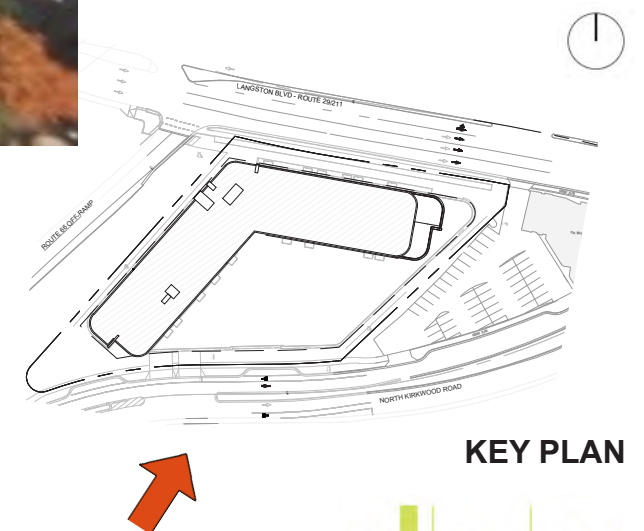
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ILLUSTRATIVE VIEWS



VIEW FROM SOUTHWEST

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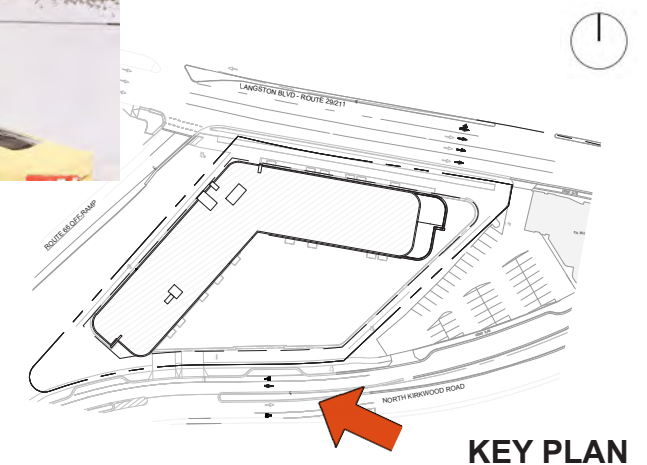


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ILLUSTRATIVE VIEWS



VIEW FROM SOUTHEAST



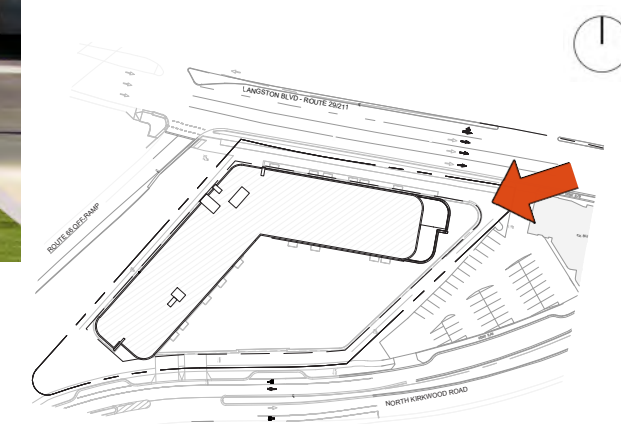
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ILLUSTRATIVE VIEWS



VIEW FROM NORTHEAST



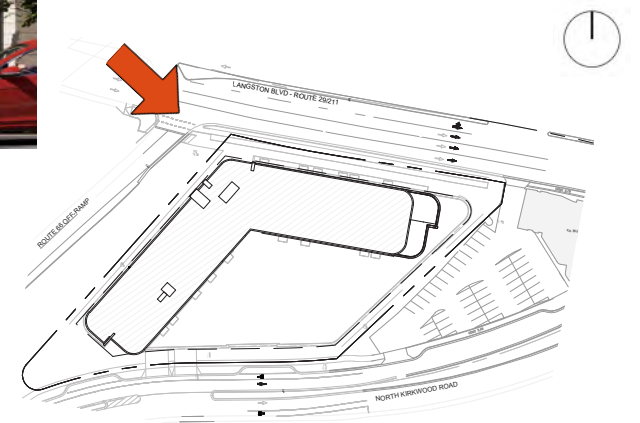
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ILLUSTRATIVE VIEWS



VIEW FROM NORTHWEST



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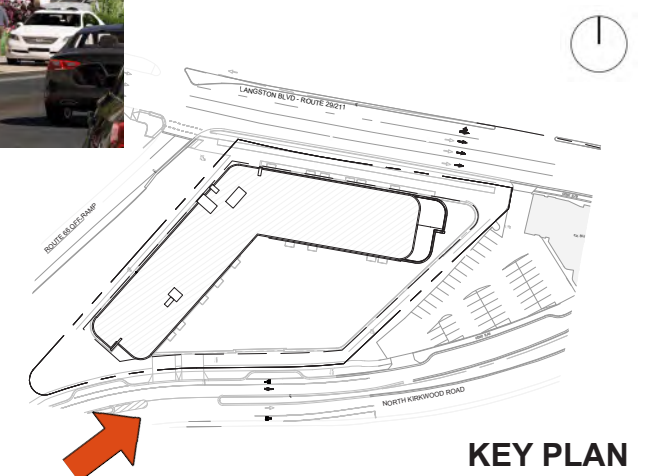
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ILLUSTRATIVE VIEWS



VIEW FROM SOUTHWEST

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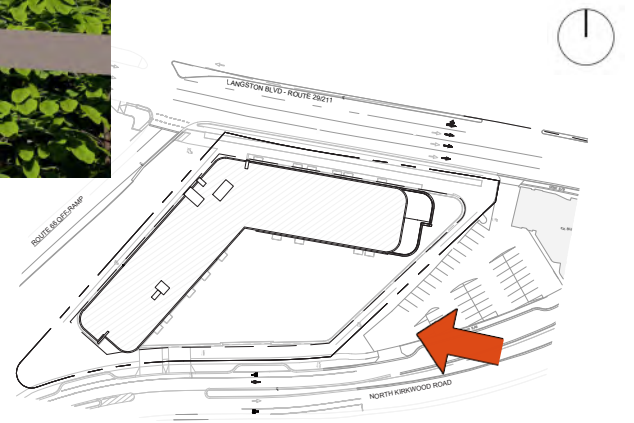


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ILLUSTRATIVE VIEWS



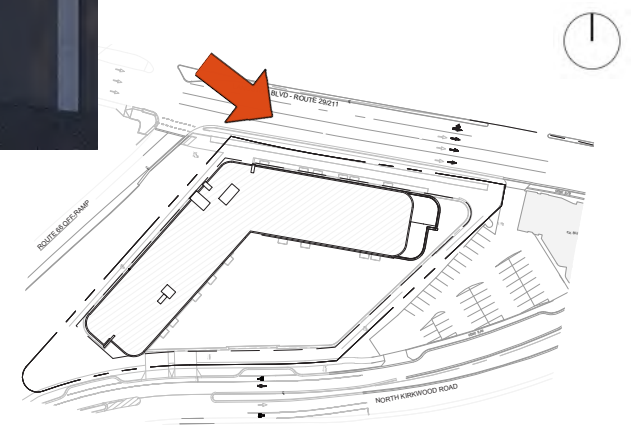
VIEW AT COURTYARD



KEY PLAN



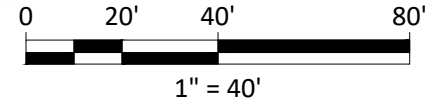
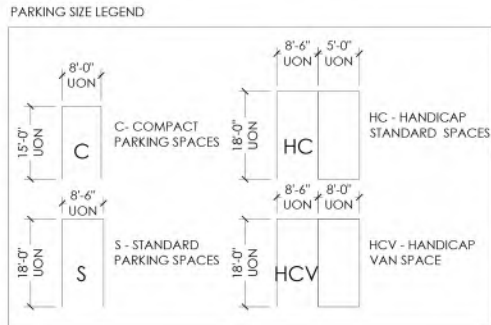
VIEW FROM NORTHWEST



KEY PLAN

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ILLUSTRATIVE VIEWS





LANGSTON BLVD - ROUTE 29/211
(VARIABLE WIDTH PUBLIC ROW)

ROUTE 66 OFF-RAMP
(VARIABLE WIDTH PUBLIC ROW)

NORTH KIRKWOOD ROAD
(VARIABLE WIDTH PUBLIC ROW)

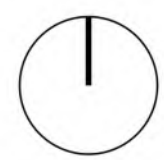
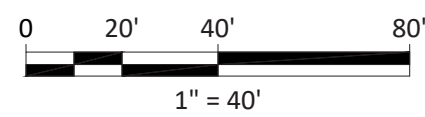
LEGEND

GROSS FLOOR AREA (GFA) DENSITY EXCLUSIONS:
VENT SHAFTS ARE THROUGH THE BUILDING TO THE ROOF
UNIT VENT SHAFTS 4 SF/UNIT. LOCATIONS TO BE DETERMINED.

GROSS FLOOR AREA (GFA) RESIDENTIAL

GROSS FLOOR AREA (GFA) RETAIL / RETAIL EQUIVALENT

GROSS PARKING AREA



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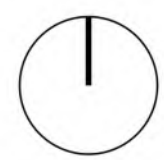
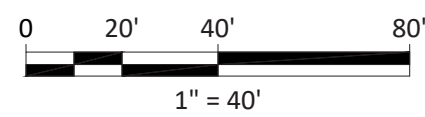
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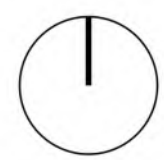
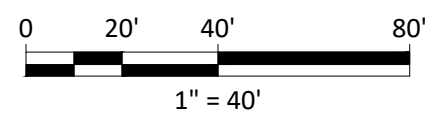
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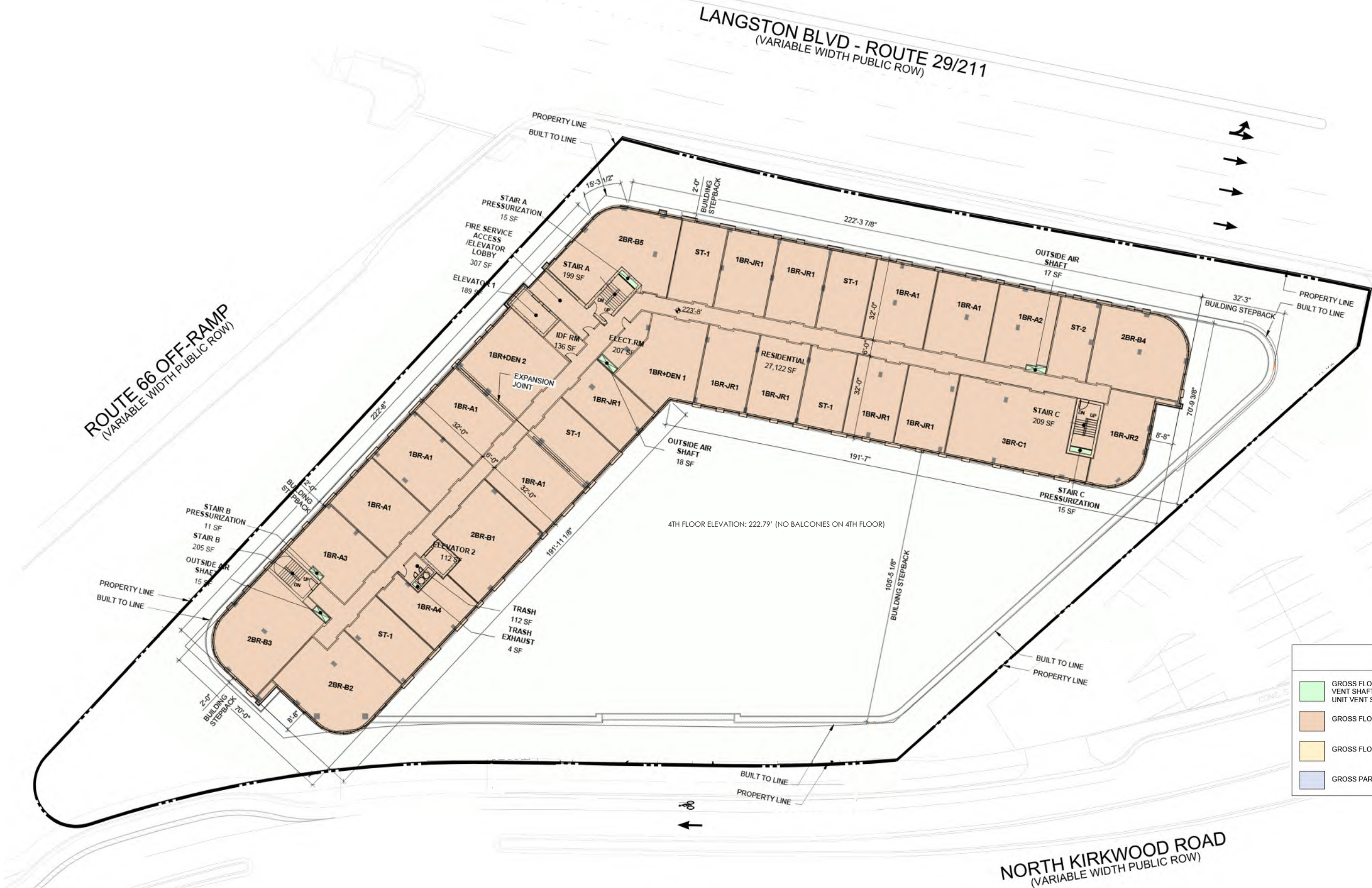
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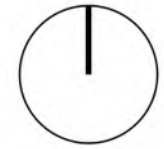
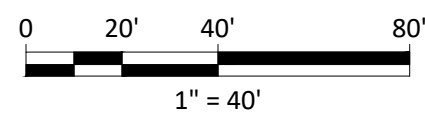
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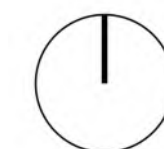
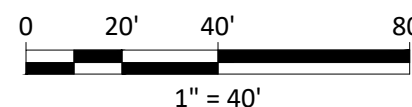
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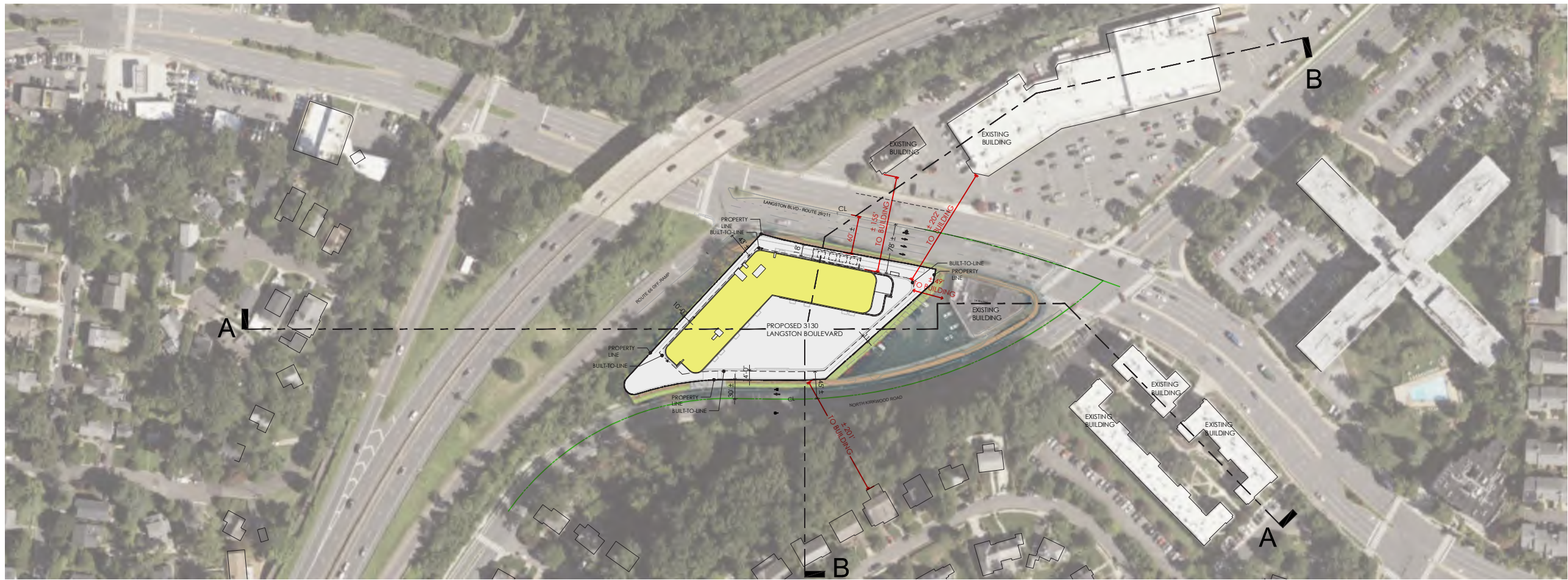


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5th to 11th LEVELS PLAN 27

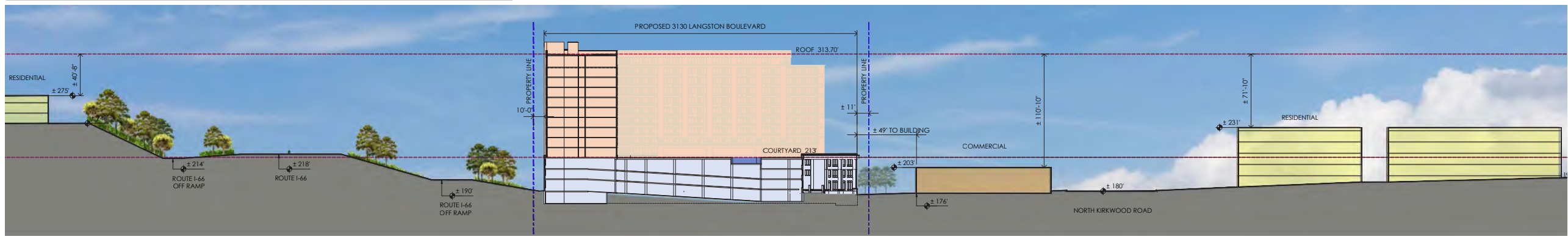






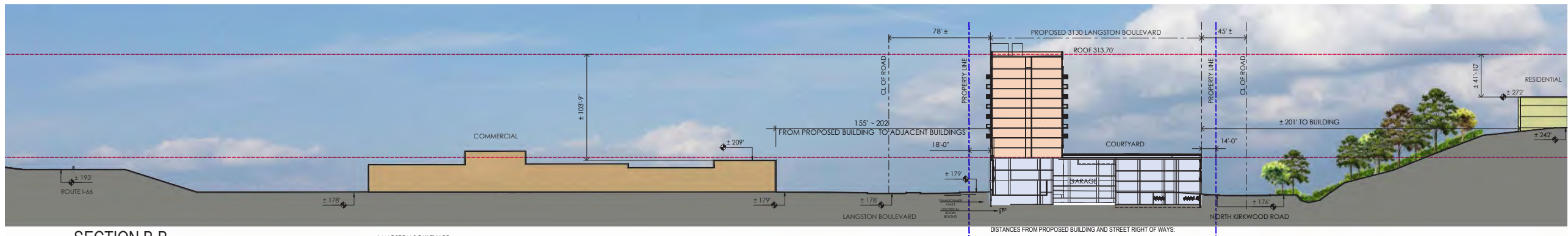
NOTE:
ARCHITECTURAL PLANS, INTERNAL PARKING LAYOUTS, PERSPECTIVES, ELEVATIONS AND SECTIONS ARE CONCEPTUAL
AND SUBJECT TO REVISION IN FINAL DEVELOPMENT PLAN AND SITE PLAN APPLICATIONS. BUILDING DESIGN AND
MATERIALS ARE SUBJECT TO CHANGE.

N
KEY PLAN
NTS



1 SECTION A-A
NTS

DISTANCES FROM PROPOSED BUILDING AND STREET RIGHT OF WAYS:
a. 66 OFF RAMP - 10'
b. LANGSTON BLVD - 18'
c. KIRKWOOD - 14'



SECTION B-B

























Questions?

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