



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

6/7/2024

CONCEPTUAL SITE PLAN

The information discussed in this report is reflective of staff comments only and should not be considered the official position of the County Manager, Arlington County Board, and/or of any Arlington County commission or committee. Staff comments are not intended to reflect the sum total of all policy issues, and staff reserves the right to provide additional comments as the subject special exception application completes the public review process. All special exception applications are subject to the standards set forth in the Arlington County Zoning Ordinance and relevant guidance from sector plans, area plans, and other adopted policy documents, and require approval by the County Board. Please contact the Planning Division Project Manager for clarification of the comments.

Project ID: SPLC24-00004
Alternate ID: SPLC24-00004
Project Name: Kensington Arlington

KEY PROJECT COMMENTS

For Site Plan Application

- As discussed with the applicant verbally, several intersections surrounding the site are identified in the Langston Boulevard Area Plan as requiring intersection operation studies. Please work with DES staff on scoping these studies, which can be provided separately from the Multimodal Transportation Assessment (MMTA) with the site plan application.

Preliminary Policy Implications

- The proposed vacation of the totality of N. Upton Street cannot be approved legally. It is unclear at this time, until intersection operation studies are completed, whether staff would support narrowing N. Upton Street or reclassifying as an alley, though the Langston Boulevard Area Plan recommends for it to remain as a street.
- The Langston Boulevard Area Plan has recommendations for Required Build-to Lines for the proposed building in relation to each frontage. RBL's will be measured in distance from adjacent street centerlines. Please keep in mind that street centerlines may shift as a result of the transportation studies to be conducted by the applicant, which will impact building placement. We strongly encourage continued coordination with VDOT and Arlington County staff in determining appropriate locations for build-to lines before formulation and submission of a 4.1 site plan application.
- The proposed street cross sections, including streetscape dimensions, do not match those recommended by the Langston Boulevard Area Plan.



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

- The building is proposed to be 93 feet in height, whereas the Langston Boulevard Area Plan recommends a maximum height of 90 feet at this site. Please reduce the building height by three feet to conform to the plan recommendations or provide justification for the plan deviation.
- The ground floor façade along the Langston Boulevard façade contains a number of louvers and blank walls, and as currently designed presents as harsh and overly hostile. Please work with staff to adjust façade materials, design, and ground floor uses to provide a more activated frontage on this street. In particular please explore whether the ground floor parking level and Langston Boulevard curb cut can be eliminated.

Project and Document Comments

Department	Comment ID	Sheet	Reviewer	Comment	Comment Response
CPHD Comprehensive Planning	CPHD-COMP1	A-1.0 Conceptual Floor Plans	NALFONSO -AHMED	<p>Cherry Hill and Lorcom Lane frontages are existing Primary Streets, which are anticipated to provide important pedestrian and bicycle connections. They are also designated ground floor priority areas with Gold street standard and should offer designs and corresponding retail and retail equivalent uses that attract broad customers and clients and maximize vibrancy and activity along these priority frontages.</p> <p>Concept Plan does not specify what commercial and amenity/commercial equivalent uses will occupy ground floor spaces, therefore, no comments at this time. However, ground floor spaces directly fronting Cherry Hill Road</p>	



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

				<p>should mirror the type of activity and retail spaces that are currently provided in the Lee Heights Shops, which encourage street level activation and provide neighborhood services.</p>	
<p>CPHD Comprehensive Planning</p>	<p>CPHD-COMP2</p>	<p>A-1.0 Conceptual Floor Plans</p>	<p>NALFONSO -AHMED</p>	<p>Langston Boulevard and N. Upton are designated as Secondary frontages, which are anticipated to provide vehicular entrances to parking and service areas where an alley or service road is infeasible or impractical. In this case, the plan recommends "parking and service/loading access should be from side streets and alleys, minimizing access from Langston Boulevard to the greatest extent possible." While this section of Langston Boulevard is a secondary street and could accommodate building services, N. Upton Street is the preferred location.</p> <p>Plan recommends providing enhanced bicycle access along LB to create a cohesive streetscape and facilitate continuous multimodal access along entire corridor.</p>	
<p>CPHD Comprehensive Planning</p>	<p>CPHD-COMP3</p>	<p>C-2.0 Conceptual Site Plan</p>	<p>NALFONSO -AHMED</p>	<p>On Cherry Hill, between N. Woodrow and N. Woodstock, Plan recommends narrowing road to one lane in each direction (with parallel parking on both sides) to create a</p>	



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

main street that is designed as a shared space to allow for closures during special events. Narrowing road is important to reduce vehicle speed and crossing time for pedestrians, and to create a safer, more walkable environment. Right-of-way is recommended to be reallocated to wider sidewalks, improved transit stops, street trees, and/or outdoor dining. As shown, project does not attempt to narrow roadway.

Plan recommends 22 feet overall (not 12 feet as shown) from building face to back of curb to accommodate an 8 feet shy zone (for outdoor dining), 8 feet sidewalk, and 6 feet planter.

Along northern edge, a minimum setback of 30 feet from the center line of the road is recommended to place building face along property line. Bringing building closer to street edge creates a stronger sense of enclosure where buildings (the project and the existing Lee Heights Shops) help to frame the main street and public space. As shown, building appears to be setback from property line, which sets the buildings further away from each



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

				<p>other and diminishes the ground floor area that can be used for viable commercial spaces.</p> <p>Sharrows (not bike lanes as shown) are also recommended along with an operational study to identify whether removal of turning lane and narrowing road to one lane in each direction is feasible.</p> <p>Existing conditions for the south side of Cherry Hill Road should be shown on the conceptual site plan to understand how the proposed interim roadway improvements on the north side align with the existing conditions.</p> <p>It is unclear how the proposed interim roadway improvements would fit in with (or be adapted to) the ultimate streetscape design.</p>	
CPHD Comprehensive Planning	CPHD-COMP4	C-2.0 Conceptual Site Plan	NALFONSO-AHMED	<p>Plan does not provide a specific cross section for Lorcom Lane, however, it recommends an operational analysis to identify whether narrowing Lorcom Lane south of Langston Boulevard - to one lane in each direction with a turn lane - is feasible to provide additional space for wider sidewalks and street trees. Bicycle lanes on</p>	



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

				<p>this street are recommended to remain.</p> <p>Applicant should refer to the recommended cross sections for new vehicular access ways, which include options for new secondary streets with/without parking and with/without bike lanes.</p> <p>As shown, existing curb does not appear to move from its existing location and the concept does not propose to narrow the roadway, as the Plan recommends.</p> <p>Existing conditions for south side of Lorcom Lane should be shown on conceptual site plan to understand how the proposed roadway improvements on the north side align with the existing conditions.</p> <p>It is unclear how the proposed interim roadway improvements would fit in with (or be adapted to) the ultimate streetscape design.</p>	
CPHD Comprehensive Planning	CPHD- COMP5	C-2.0 Conceptual Site Plan	NALFONSO -AHMED	<p>Plan recommends enhanced bicycle lanes in this segment of Langston. 22 feet (not 10 feet as shown) overall from building face to back of curb is recommended to accommodate an 8 feet sidewalk, 6 feet planter, 5 feet bike lane (at</p>	



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

sidewalk level) and 3 feet planter separating the bike lane from the travel lane. Concept does not propose to include an enhanced bike lane or street tree planting area as the Plan recommends.

Along the southern edge, a minimum setback of 44.5 feet to 49.5 feet from the center line of the road is recommended to provide sufficient space for the multimodal streetscape improvements. It is unclear what the proposed setback (from the center line of the road) is along Langston Boulevard.

Existing conditions for Langston Boulevard (i.e., lanes) should be shown on the conceptual site plan to understand how the proposed roadway improvements on the south side align with the existing conditions.

It is unclear how the proposed interim roadway improvements would fit in with (or be adapted to) the ultimate streetscape design.

Staff recommends the Applicant conduct an operational study to identify whether the Plan's



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

				recommended cross section for Langston Boulevard is feasible.	
CPHD Comprehensive Planning	CPHD- COMP6	C-2.0 Conceptual Site Plan	NALFONSO -AHMED	<p>Plan does not provide specific design recommendations for N. Upton Street, which as stated above is designated a Secondary Street frontage. The Applicant should refer to the recommended cross sections for new vehicular access ways, which include options for new secondary streets with/without parking and with/without bike lanes.</p> <p>The proposed vacation is significant and it is unclear if this will have a negative impact on the abutting property to the east (Lebanese Taverna), which uses this road to access their service area, and/or if there will be sufficient space for trucks to access the loading/service areas on both properties.</p> <p>The proposed concept does not include a sidewalk along the Property.</p> <p>Staff may support a different street classification and/or design than what the LBAP recommends for N. Upton Street if deemed appropriate by DES that this road is better suited as an alley or service road.</p>	



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

<p>CPHD Comprehensive Planning</p>	<p>CPHD-COMP7</p>	<p>C-2.0 Conceptual Site Plan</p>	<p>NALFONSO -AHMED</p>	<p>There are several intersections in this area that will require transportation study. These studies are expected to be done by applicants in coordination with the County and will focus on identifying improvements at the intersections for all modes, creating comfortable crossings for pedestrians, and modifying complex and irregular intersections. These include the intersections of Langston Boulevard with North Upton Street and Lorcom Lane and the intersection of North Cherry Hill Road, Lorcom Lane and North Woodstock Street.</p>	
<p>CPHD Comprehensive Planning</p>	<p>CPHD-COMP8</p>	<p>A-1.0 Conceptual Floor Plans</p>	<p>NALFONSO -AHMED</p>	<p>The Plan recommends multifamily residential development provide private open areas covering at least 25% of the buildable area or 30% for sites larger than 2 acres. Concept plan does not indicate the size of the proposed courtyard space, therefore, there are no comments at this time.</p>	
<p>CPHD Comprehensive Planning</p>	<p>CPHD-COMP9</p>	<p>A-1.1 Conceptual Building Elevations</p>	<p>NALFONSO -AHMED</p>	<p>Single-plane, monotonous facades should be avoided by introducing recessed or projecting facades as well as varying materials/textures/colors to create visual interest and architectural rhythm.</p> <p>Recommend incorporating special building elements and expressions</p>	



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

				<p>such as a tower along the southeast corner of the building, which is an important vista termination for both N. Woodstock Street and Cherry Hill Road.</p> <p>Recommend varying the skyline/roof lines to provide interest along the block and create a human-scale.</p>	
CPHD Comprehensive Planning	CPHD-COMP10	A-1.2 Conceptual Context Massing Model	NALFONSO -AHMED	<p>Recommend incorporating special building elements and expressions such as a tower along the southeast corner of the building, which is an important vista termination for both N. Woodstock Street and Cherry Hill Road.</p> <p>Please label streets and existing buildings in all views.</p>	
CPHD Comprehensive Planning	CPHD-COMP11	A-1.1 Conceptual Building Elevations	NALFONSO -AHMED	<p>The proposed building height (93 feet measured from average site elevation to the main roof and excluding mechanical equipment space) is approximately 3 feet taller than the maximum height limit permitted for 7 story buildings (90 feet).</p>	
CPHD Comprehensive Planning	CPHD-COMP12	C-2.1 Site Tabulations	NALFONSO -AHMED	<p>Concept plan does not specify intended use for the commercial and amenity/commercial equivalent spaces, therefore parking ratio cannot be determined at this time.</p>	



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

CPHD Comprehensive Planning	CPHD- COMP13	C-2.1 Site Tabulations	NALFONSO -AHMED	Plan recommends a GLUP Change to Low Office-Apartment-Hotel (O-A-H).
CPHD Current Planning	CPHD- CURR-1	C-2.1 Site Tabulations	MPFEIFFER	<p>The site is zoned C-O, which contains a residential base density of 4.8 FAR and a commercial base density of 3.8 FAR. When a site plan is submitted, please break down the site area into a commercial site area (reflecting the proportion of the total GFA which is commercial) and a residential site area (reflecting the proportion of the GFA which is residential). The balance of uses on site as shown is 4.77 FAR, but this needs to be broken down and expressed by use type.</p> <p>As indicated in other comments if the proposed vacation is changed or not supported the total site area will be reduced and thus density would increase.</p> <p>If eventual density exceeds 4.8 FAR, a package of features and amenities consistent with the recommendations of the Langston Boulevard Area Plan will need to be provided to earn additional density. This may be discussed with staff during the site plan application and public review process.</p>



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

CPHD Current Planning	CPHD- CURR-2	C-2.1 Site Tabulations	MPFEIFFER	The applicant is proposing a parking ratio of .88 sp/room, which is well above the required .5 sp/room ratio for elder care uses. The applicant should explore ways to reduce parking and eliminate parking above grade on the ground floor of the building. This would allow for more amenity space, potentially more units, a better Langston Boulevard facade, and deeper retail/equivalent spaces along Cherry Hill Road.
CPHD Current Planning	CPHD- CURR-3		MPFEIFFER	Given that the building placement is somewhat in flux until the traffic studies recommended by DES are completed, staff strongly encourages the applicant to work with VDOT and staff to review and confirm appropriate building placement diagrams prior to the submission of a 4.1 application package.
CPHD Urban Design	CPHD-UD-1	A-1.1 Conceptual Building Elevations	BHWALLA CE	Concerned about the pedestrian experience and excessive amount of blank walls & louvers
CPHD Urban Design	CPHD-UD-2	C-2.0 Conceptual Site Plan	BHWALLA CE	Provide planting strip on Langston Blvd
CPHD Urban Design	CPHD-UD-3	C-2.0 Conceptual Site Plan	BHWALLA CE	Should a parking entrance remain on Langston Boulevard, it is recommended that the sidewalk continue over parking entrance.



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

CPHD Urban Design	CPHD-UD-4	A-1.1 Conceptual Building Elevations	KKRIDER	Distinguish base of Cherry Hill Rd. elevation with step back at 2nd floor, consider setback significant enough for outdoor dining. Provide change in base materials to distinguish two story base and pedestrian scale- consider precast or limestone.
CPHD Urban Design	CPHD-UD-5	A-1.1 Conceptual Building Elevations	KKRIDER	Activate Langston Blvd elevation. Adjust scale of materials to more pedestrian level of detail. Show plantings from courtyard.
CPHD Urban Design	CPHD-UD-9	A-1.1 Conceptual Building Elevations	KKRIDER	Provide end elevations - focus on powerful design and consider what both existing maximum height of adjoining properties will allow when showing project sections - street sections etc.
CPHD Urban Design	CPHD-UD-10	A-1.1 Conceptual Building Elevations	KKRIDER	Consider adding balconies to Cherry Hill Rd elevation to activate facade and encourage engagement with main street area below.
CPHD Urban Design	CPHD-UD-11	A-1.3 Conceptual Context Massing Model	KKRIDER	Show in wireframe or dashed line what potential development envelope is allowable on 7-11 site and Lee Heights shops
CPHD Urban Design	CPHD-UD-12	A-1.1 Conceptual Building Elevations	KKRIDER	Provide more sketches of area between building masses, consider balconies and better integration with canopy and storefront openings below
CPHD Urban Design	CPHD-UD-13	A-1.1 Conceptual	KKRIDER	Explore ways to make the main entrances to the building at retail



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

		Building Elevations		and residential lobbies more architecturally compelling and indicative of a main focal point in the design	
DES DSB Planning	DES-PLN-1	C-2.0 Conceptual Site Plan	JSKIM	Both proposed curb alignments on Langston Blvd. and Cherry Hill Rd. cannot move forward as shown-- see comments from Transportation Planning for more detail.	
DES DSB Planning	DES-PLN-2	C-2.0 Conceptual Site Plan	JSKIM	Any lane reductions on Cherry Hill Rd. would require a traffic study (MMTA) that supports the proposal.	
DES DSB Planning	DES-PLN-3	C-2.0 Conceptual Site Plan	JSKIM	How is the proposed curb transitioning to the existing curblines on the property to the west?	
DES DSB Planning	DES-PLN-5		JSKIM	<p>Please coordinate with VDOT:</p> <ol style="list-style-type: none"> 1. All of the project's roadway frontages require VDOT approval for design changes. 2. Contact VDOT's Northern Virginia Permit Office (or the appropriate office as identified by VDOT) for a review of preliminary plans before submission of plans for a 2nd round of reviews by Arlington County. Provide supporting documentation of the meeting, any comments/requirements identified by VDOT, a list of meeting participants and a summary of next steps that applicant may take to engage VDOT prior to County 	



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

				<p>Board approval and CEP approval. When the applicant provides a response to comments letter to VDOT please provide a copy as a part of the 4.1 supporting documents for the project.</p> <p>3. The applicant is responsible for coordinating and obtaining all required VDOT approvals and ensuring that VDOT and Arlington County comments do not conflict.</p>	
DES DSB Planning	DES-PLN-6		JSKIM	<p>Continued coordination with DES Transportation Planning will be required to define the scope and timing of any intersections studies-- either done by the county or provided by the applicant. The results of this study will likely impact the design of the project and would also necessitate coordinating MMTA analysis.</p>	
DES DSB Planning	DES-PLN-7		JSKIM	<p>Additional Details on Intersection Study Scope from TP:</p> <p>The following intersections need to be analyzed:</p> <ul style="list-style-type: none"> o Langston Boulevard & Lorcom Lane o Langston Boulevard & N. Upton Street o Cherry Hill Road & N. Woodstock Street / Lorcom Lane 	



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

				<ul style="list-style-type: none"> o Cherry Hill Road & N Woodrow Street o Langston Boulevard & Cherry Hill Road / Wakefield Street o Old Dominion Drive & Langston Boulevard <p>The County study timeline is from July 2024-September 2025. If the applicant moves forward in advance of the County study, the applicant will be responsible for the intersection studies, which address how the recommendation in Plan Langston Blvd will be realized. More information on scope can be discussed with DES staff if/when needed.</p>	
DES Green Building	DES-GB-1		PROMAN	<p>Plan Langston Blvd recommends 5% coverage of non-tree vegetation, i.e. green roof, walls, terraces. Please provide detail as to how the project will implement non-tree vegetated green space on-site.</p>	
DES Green Building	DES-GB-2		PROMAN	<p>Please explain the energy efficiency plan for the project, and if the project is going to implement on-site solar, or off-site renewable energy.</p>	
DES Green Building	DES-GB-3		VKIECHEL	<p>Please (1) provide detail for the level of elder care /healthcare support envisioned, as this will affect the facility's energy use intensity and the likely need for backup power; (2) note that the</p>	



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

				Langston Boulevard Area Plan asks (see SR.9) that developments "enhance resiliency through the use of clean backup power technologies," and provide a description of the intended systems.	
DES Real Estate	DES-RE-1	C-3.0 Easement Vacation Exhibit	MCHOLMO NDELEY	The easement recorded in DB 733, pg 286 is an easement between private parties and does not involve the County. The vacation of the VEPCO easement does not involve the County. An application to vacate the County easement recorded in DB 1752, pg 15 will be needed.	
DES Real Estate	DES-RE-2	C-3.0 Easement Vacation Exhibit	MCHOLMO NDELEY	Rather than vacating the eastern portion of N. Upton St., convert it to a public alley.	
DES Transportation Planning	DES-TP-1	C-2.0 Conceptual Site Plan	KCALKINS	The vacation of N. Upton Street is not appropriate without detailed analysis of if a modification from an secondary street to an alley works from a transportation perspective.	
DES Transportation Planning	DES-TP-2	C-3.0 Easement Vacation Exhibit	KCALKINS	Plan Langston Boulevard does not envision dedication of N. Upton Street to private developers. Without consolidation of property the ROW is necessary to serve the larger transportation network. Upton is identified as an Existing Secondary Street in Plan Langston	



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

				<p>Boulevard. It does not contemplate changing the roadway to an Alley.</p> <p>A detailed transportation analysis would be necessary to consider different use of the public ROW.</p>	
DES Transportation Planning	DES-TP-3	C-2.0 Conceptual Site Plan	IOBIKOYA	Does the sidewalk in this area connect with the sidewalk along Cherry Hill Road?	
DES Transportation Planning	DES-TP-4	C-2.0 Conceptual Site Plan	IOBIKOYA	N Upton St is considered a secondary street in the Langston Blvd Area Plan. It includes sidewalk and planter areas in addition to the roadway. Alleys also include a sidewalk and shy zone in addition to the roadway.	
DES Transportation Planning	DES-TP-5	C-2.0 Conceptual Site Plan	IOBIKOYA	Show lane usage, street markings and dimensions, show transitions to existing conditions around the site.	
DES Transportation Planning	DES-TP-6	C-2.0 Conceptual Site Plan	ABULLOCK 1	Show the existing and proposed dimensions for the full width of all streets abutting the site. Proposed curb-to-curb widths are needed for all streets abutting the site. Without this information we cannot assess the proposal.	
DES Transportation Planning	DES-TP-7	C-2.0 Conceptual Site Plan	ABULLOCK 1	See the Langston Blvd streetscape minimum standards on p. 94 of the Langston Blvd Area Plan for guidance on the streetscape and resulting setback needed.	
DES Transportation Planning	DES-TP-8	C-2.0 Conceptual Site Plan	ABULLOCK 1	For the Cherry Hill Road street design, please see guidance for the block of Cherry Hill Road between	



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

				N Woodstock and N Woodrow Streets (this block) on p. 96 of the Langston Blvd Area Plan. A parking lane and single travel lane should be provided in the WB direction. What is shown right now is a different cross-section recommended for Cherry Hill Road east of Woodstock Street.	
DES Transportation Planning	DES-TP-9	C-2.0 Conceptual Site Plan	KCALKINS	The Langston Boulevard Area Plan calls for sidewalks on one side of alleys. If DES determines it is supportive of the reclassification following a transportation analysis of the site, the Alley / Service Road Cross Section on page 143 of the Langston Boulevard Plan should be referenced.	
DES Transportation Planning	DES-TP-10	C-2.0 Conceptual Site Plan	KCALKINS	The proposal does not allow enough ROW on Langston Boulevard to the realization of the multimodal cross section recommended in Langston Boulevard Area Plan - Which calls for 3' buffer, 5' protected bike lane, 6' planting strip, & an 8' sidewalk on Langston Boulevard.	
DES Transportation Planning	DES-TP-11	C-2.0 Conceptual Site Plan	KCALKINS	Garage access off of Langston Boulevard is not preferred and does not improve Bike, Pedestrian, and vehicle safety. The applicant should explore potential consolidation this access point on Upton Street, removing the curb cut/access point from Langston Boulevard.	



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

DES Transportation Planning	DES-TP-12	C-2.0 Conceptual Site Plan	KCALKINS	A 5' Bike Lane is shown on Cherry Hill Road, but one is not called for on the MTP or in Langston Boulevard Area Plan. Please see the recommended cross section in Langston Boulevard Area Plan
DES Transportation Planning	DES-TP-13	C-2.0 Conceptual Site Plan	KCALKINS	The Frontage/streetscape on Lorcom Lane appears to encroach on the existing bike lane. Detailed drawings are needed to better understand the cross section.
DES Transportation Planning	DES-TP-14	C-2.0 Conceptual Site Plan	KCALKINS	Where would PUDO be accommodated for the development. There is no apparent location. Parking has been removed from Upton Street and Cherry Hill Road which will create the need for dedicated locations
DPR Planning	DPR-PLN-1	A-1.1 Conceptual Building Elevations	WGONZALEZ	Consider and incorporate biophillic design elements and green infrastructure onsite. Detailed conceptual landscape plan helps.
DPR Urban Forestry	DPR-UF-1	C-2.0 Conceptual Site Plan	JPORTUHO NDO	The Langston Boulevard Area Plan adopted in December 2023 mandates the site to maximize tree canopy in the public-right-of-way by providing street trees at the minimum rate of one for every 30 feet along any property line abutting public right-of-way while also meeting soil volume requirements. Explore planting large street trees on the north side of the property on



ARLINGTON COUNTY, VIRGINIA

2100 Clarendon Boulevard, Arlington, VA 22201

				Langston Blvd and North Upton Street.	
DPR Urban Forestry	DPR-UF-2	C-2.0 Conceptual Site Plan	JPORTUHO NDO	<p>The Langston Boulevard Area Plan mandates that on sites where the maximum building height is 7 stories or greater, the recommended tree canopy coverage on individual sites should be at least 35%, at least half of which should contain an understory of non-tree vegetation or understory trees. Page VII</p> <p>https://www.arlingtonva.us/files/sharedassets/public/v/3/projects/documents/plan-langston-blvd/lb-final-plan-adopted-2-2-24-high-res.pdf</p>	
DPR Urban Forestry	DPR-UF-4	A-1.1 Conceptual Building Elevations	JPORTUHO NDO	A bus stop is located on your project, incorporate principles of biophilic design and green infrastructure as the transportation network is improved and modified as part of the Langston Boulevard Plan.	