KENSINGTON SENIOR LIVING

4500 LANGSTON BOULEVARD
ARLINGTON, VA

SENIOR HOUSING PROPOSAL

SPRC #2 PRESENTATION
September 17, 2026

KENSINGTON
SENIOR LIVING

DESIGN IMPROVEMENTS:

- Re-Oriented Lobby, Additional Architectural Interest and Details Added On Lorcom Lane Main Building Entrance
- Refocused and Improved Cherry Hill Public Realm Experience
- Re-Aligned Retail Trees With Building to Highlight Retail and Architectural Interests / Details
- Broke Up Heavy, Monolithic Base Facade Features & Added Trailing Plants to Green Base Facade
- Architectural Features, Decorative Panels Along Building Base, and Terrace/Façade
- Additional Architectural Material Detailing on Facades
- Combined Tree Pits and Added Extensive Planting Beds Along Langston
- Incorporation of Green Roof Planned into Illustrative Designs



VIEW ALONG CHERRY HILL RD & LORCOM LN



VIEW OF ENTRANCE TOWER FROM CHERRY HILL RD



LORCOM LANE MAIN ENTRANCE

*ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



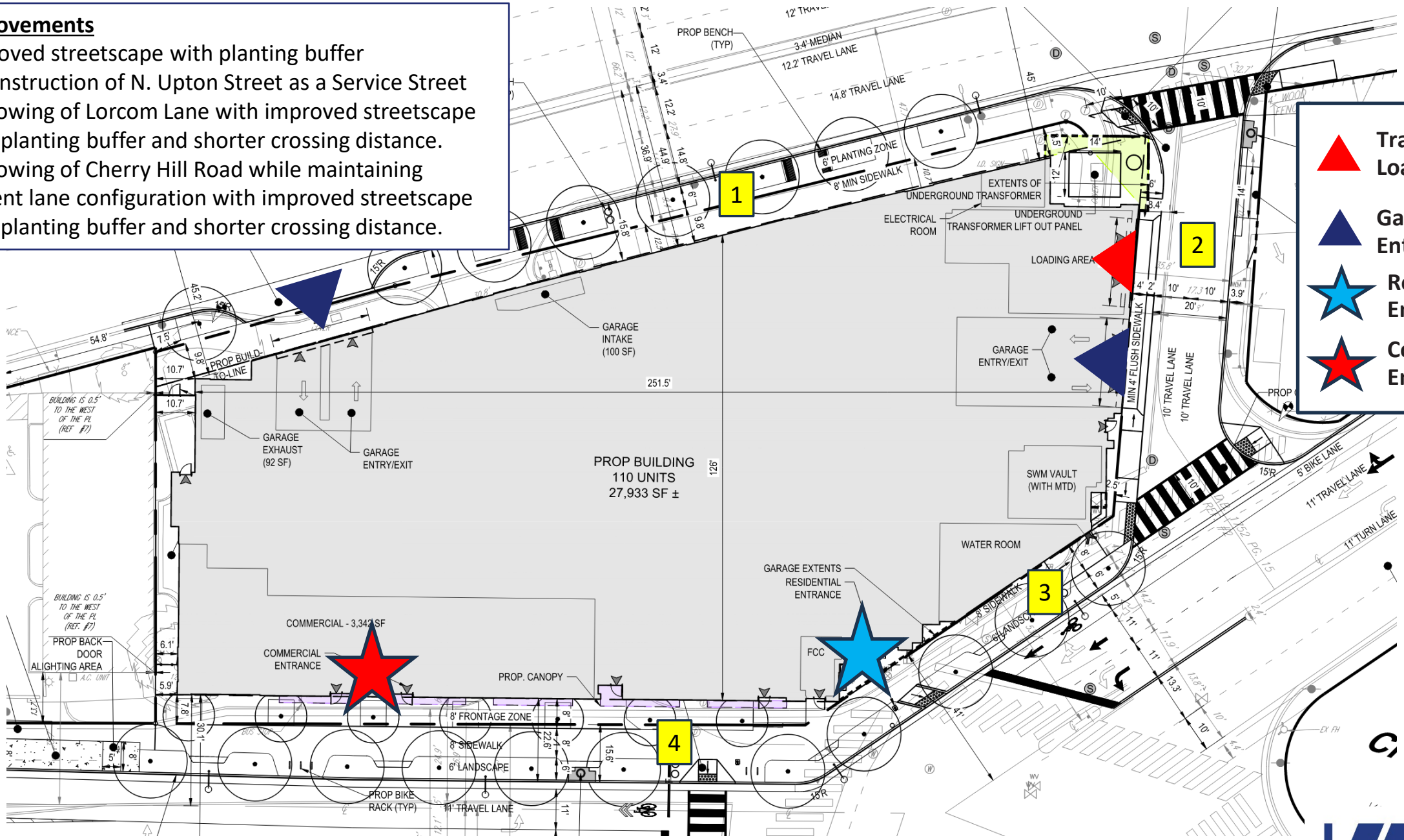
CHERRY HILL RD PUBLIC REALM EXPERIENCE



LANGSTON BLVD STREETSCAPE GREENERY & PEDESTRIAN FACADE

Site Improvements

1. Improved streetscape with planting buffer
2. Reconstruction of N. Upton Street as a Service Street
3. Narrowing of Lorcom Lane with improved streetscape with planting buffer and shorter crossing distance.
4. Narrowing of Cherry Hill Road while maintaining current lane configuration with improved streetscape with planting buffer and shorter crossing distance.

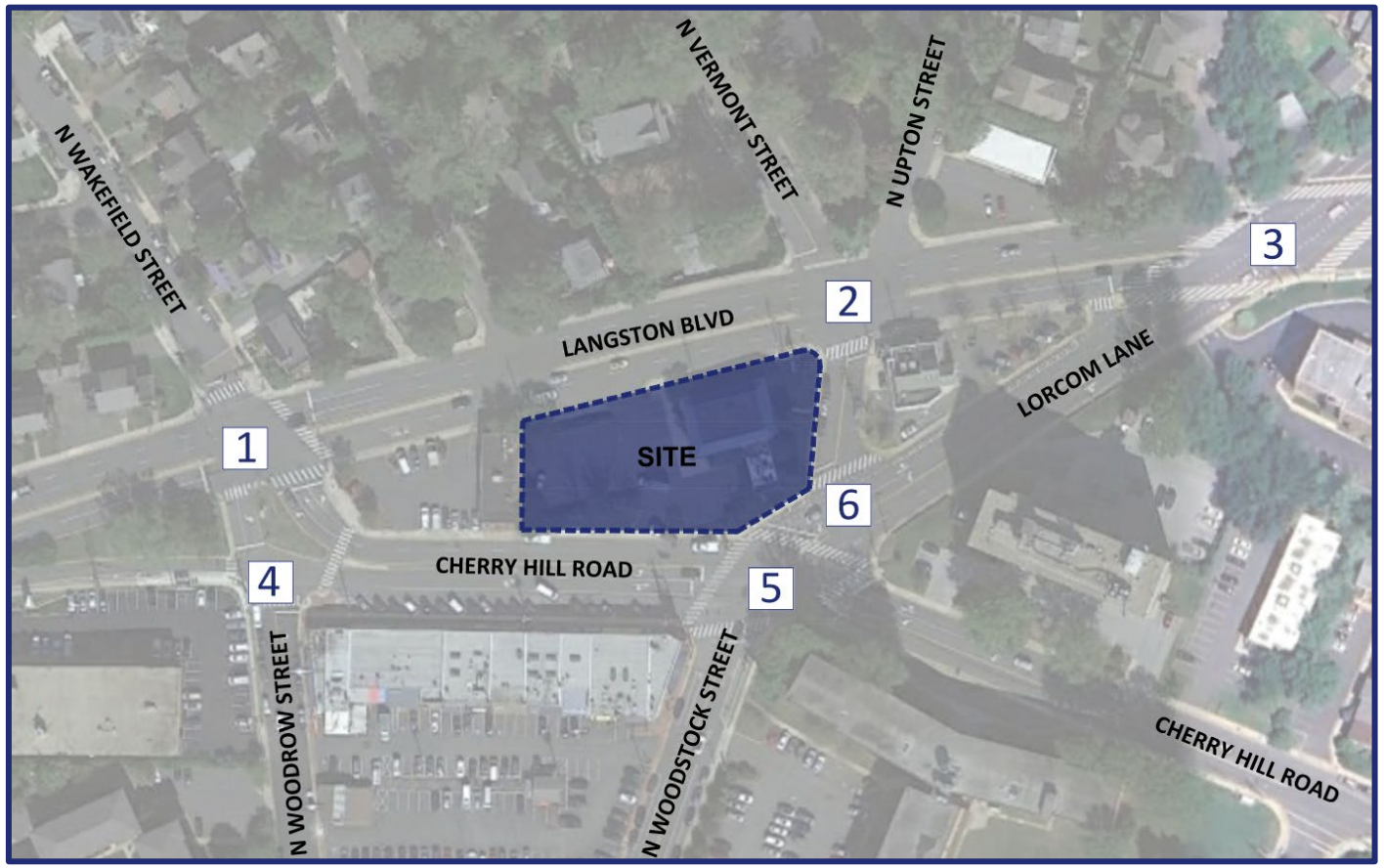




4500 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

PEDESTRIAN ROUTES

Compact – Multimodal Transportation Assessment



Study Findings

Under future conditions with the redevelopment of the site, the three signalized study intersections would continue to operate consistent with existing and future conditions without redevelopment.

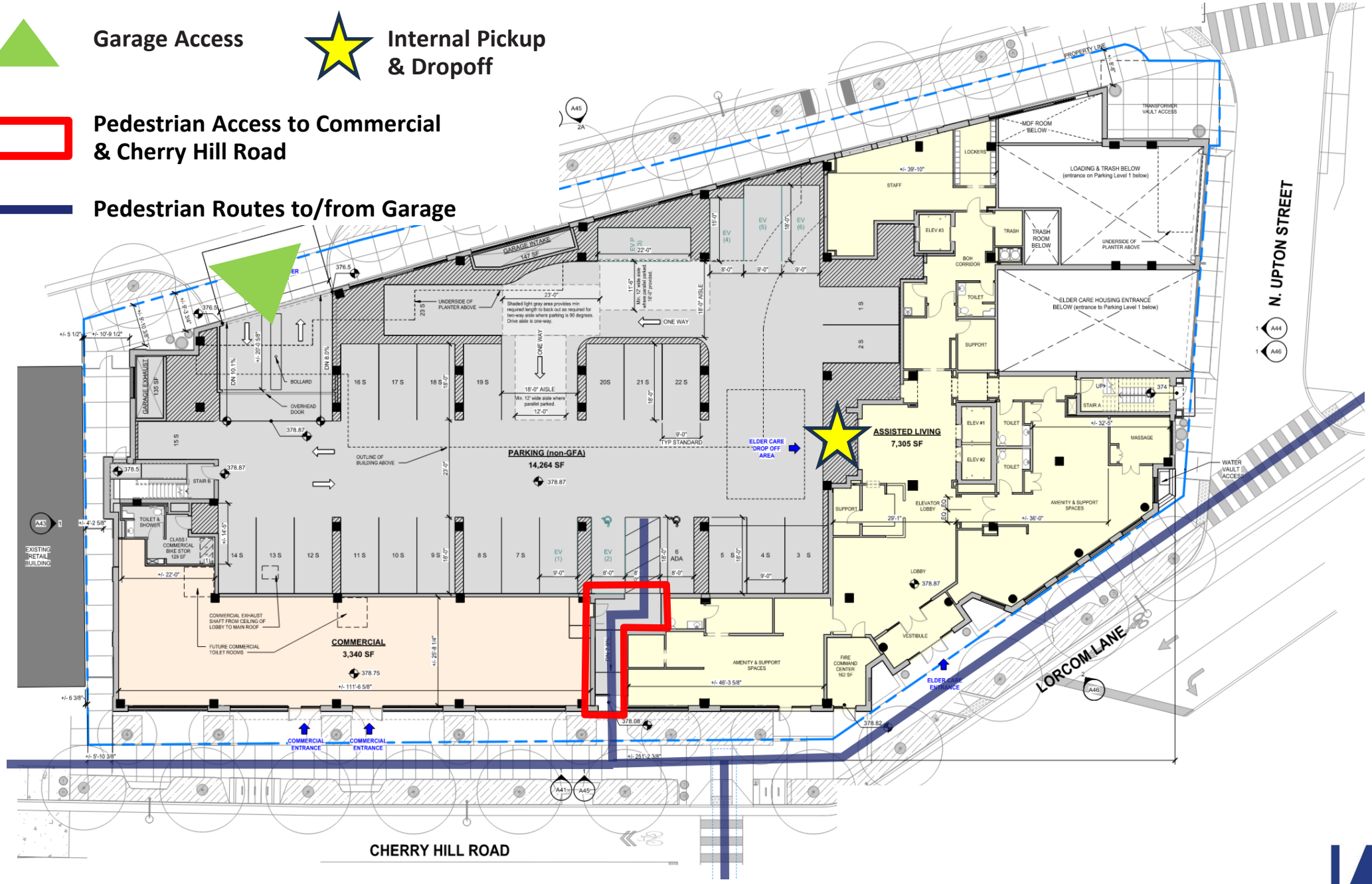
	Mode	Units/Hour	AM Peak Hour			PM Peak Hour			Weekday Total		
			In	Out	Total	In	Out	Total	In	Out	Total
Proposed Trip Gen Summary	Auto	veh/hour	11	14	25	27	26	53	250	249	499
	Transit	ppl/hour	3	14	17	16	11	27	105	103	208
	Bike	ppl/hour	-	1	1	2	1	3	8	8	16
	Walk	ppl/hour	-	1	1	2	-	2	15	14	29

Garage Access

Internal Pickup & Dropoff

Pedestrian Access to Commercial & Cherry Hill Road

Pedestrian Routes to/from Garage



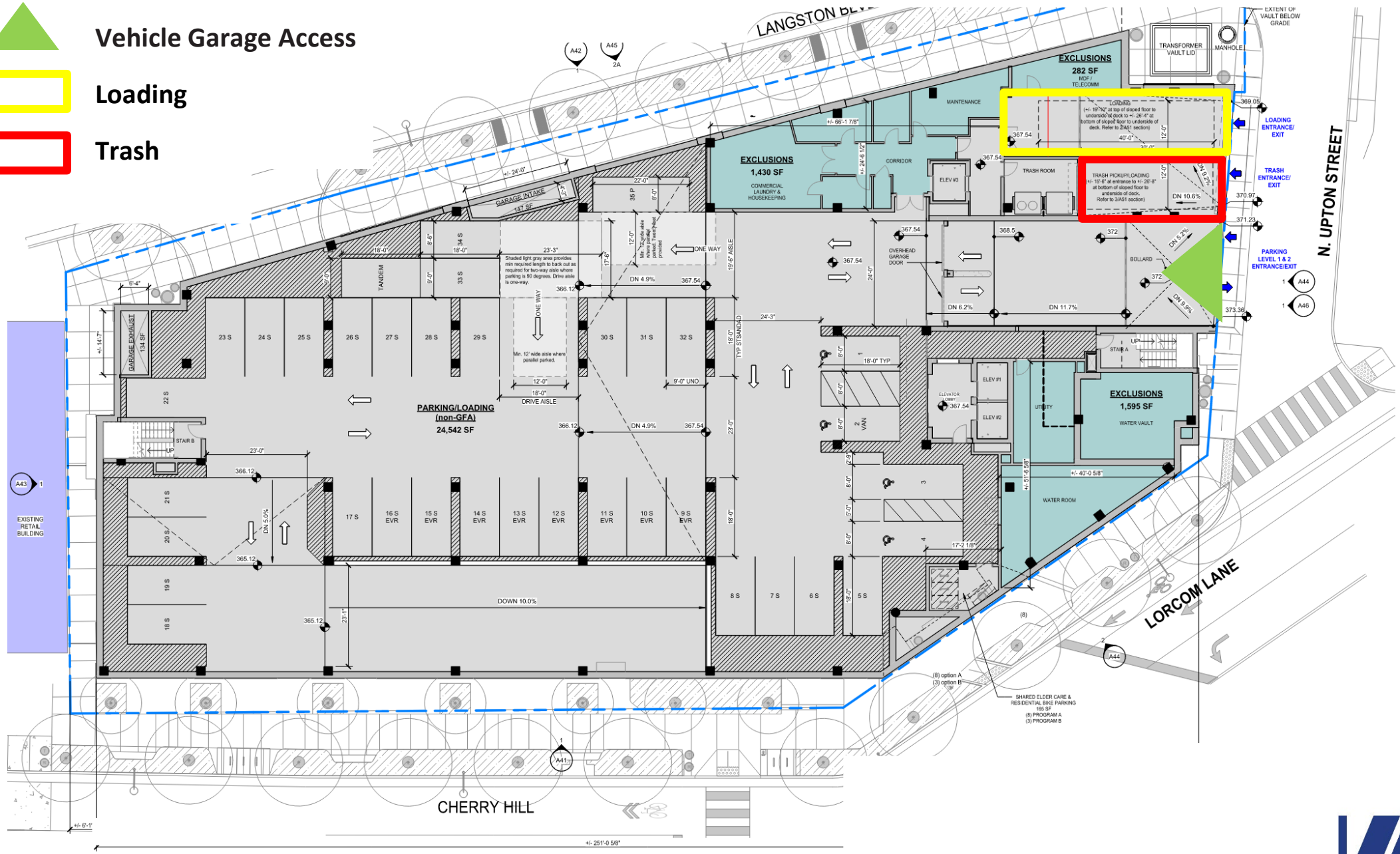
4500 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

N. UPTON ACCESS – P1 LEVEL

Vehicle Garage Access

Loading

Trash



4500 LANGSTON BOULEVARD | ARLINGTON, VIRGINIA

N. UPTON ACCESS – P1 LEVEL

Participation and Funding

- Designate a Property Transportation Coordinator.
- Assist the County in implementing a transit-advertising program.

Facilities and Improvements

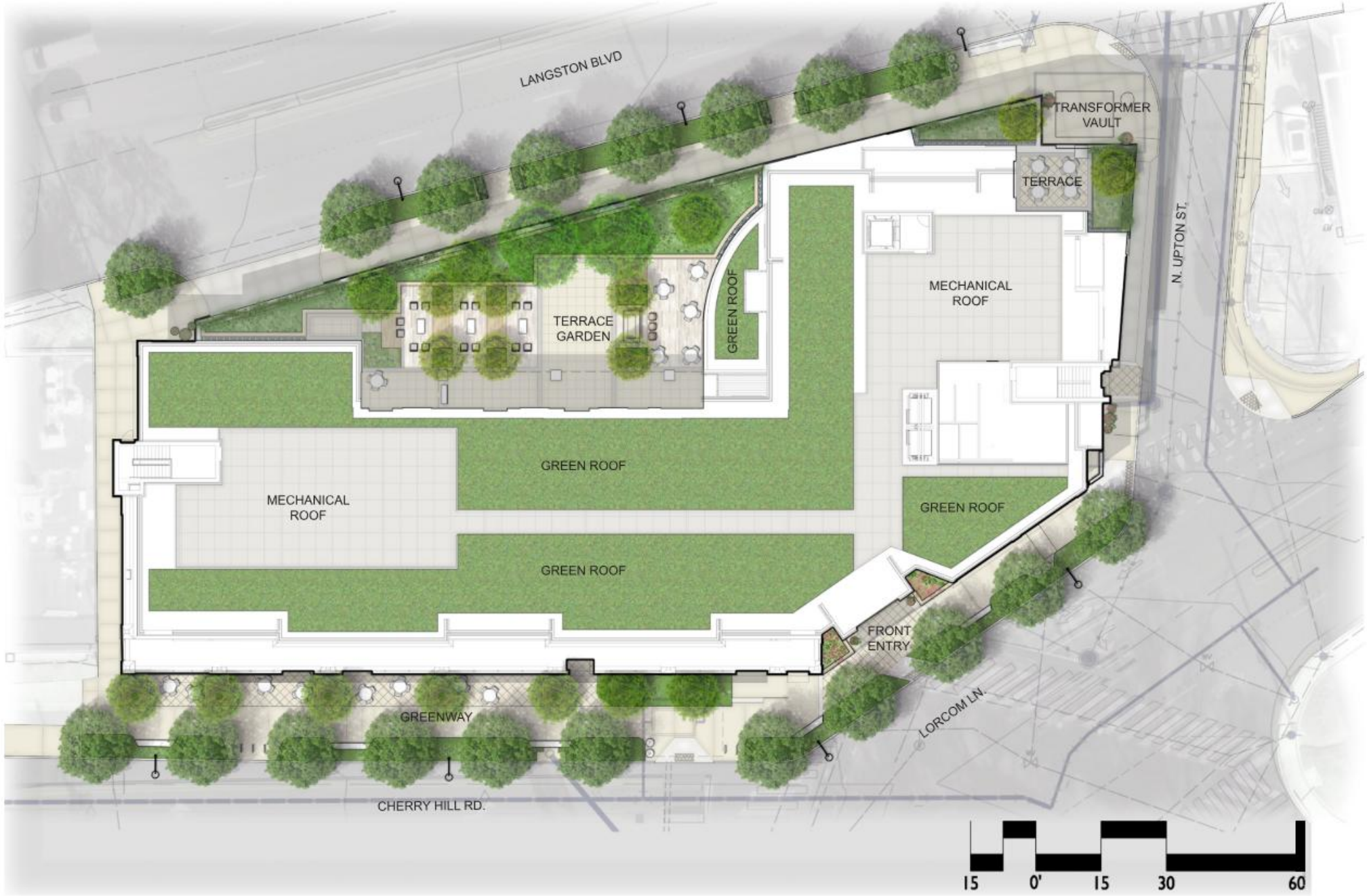
- Transportation information display in the building lobbies
- Comply with Site Plan requirements to provide bicycle parking/storage facilities in the buildings
- Keep bus stops, shelter and/or bikeshare stations within 50 feet of site free of snow, ice and trash.

Promotions, Services, and Policies

- Distribute new-resident packages
- Participate in regionally sponsored traffic mitigation promotions

Performance and Monitoring

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



PLAN UPDATES/
CLARIFICATIONS

PLANTS AND MATERIALS





























VIEW ALONG CHERRY HILL RD & LORCOM LANE



LORCOM LANE MAIN ENTRANCE

*ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



CHERRY HILL RD | LORCOM LN INTERSECTION WITH VIEW TOWARDS N. UPTON ST

*ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



LANGSTON BLVD | N. UPTON ST INTERSECTION

*ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



LANGSTON BLVD STREETSCAPE GREENERY



STREETSCAPE & TERRACE VIEW ALONG LANGSTON BLVD

*ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



STREETSCAPE & TERRACE VIEW ALONG LANGSTON BLVD



LANGSTON BLVD STREETSCAPE GREENERY & PEDESTRIAN FACADE

Senior Housing Is a Documented Public Necessity (AHMP)

Arlington's own demographic data and adopted plans confirm a fast-accelerating shortage of housing options for its aging population

- **Today, Arlington is home to approx. 53,510 residents aged 55 and older, nearly 22% of the County's population**
  - Arlington's population age 65 and older has grown approximately 16% since 2020 which is approx. 8x the County's 2% overall growth rate, making it one of the County's fastest-growing age group
- **Countywide licensed assisted living capacity totals an estimated 370 beds (approx. 1 assisted living bed for every 145 residents aged 55 and older)**
  - Although a couple assisted living proposals have been approved by the County Board, no new assisted living community has opened in Arlington since 1999 — nearly 30 years ago
  - The existing supply is now shrinking further: Culpepper Garden, one of only six assisted living facilities in the County, and has closed its assisted living program in 2026, eliminating approx. 73 beds at the exact moment demand is accelerating

This is why the AHMP and the Arlington County Zoning Ordinance Article 15.3.4. recognizes elder care as a Community Facility use — a public necessity, not a discretionary amenity.

Sources: Arlington County Board Report, Agenda Item 28, ZOA-2019-09 (Sept. 21, 2019); Arlington County Population Profile 2026 (CPHD); Arlington County Affordable Housing Master Plan, Objective 2.4; ARLnow.com; Virginia DSS/VHCA facility licensing data (2019 County-cited total, adjusted for Culpepper Garden's 2026 closure)

Community Benefits: Plan Implementation & Transportation

Plan Implementation & Density

- Direct implementation of the LBAP's Area 3 vision — a neighborhood-scale, mixed-use activity hub with inclusive housing options, reinforcing Lee Heights as a destination-oriented center
- Implements the exact C-O-1.5 zoning district and GLUP designation the LBAP Implementation Matrix recommends for Area 3
- Delivers the LBAP's intended mix of residential and community-serving uses with active ground-floor frontage in one context-sensitive mid-rise building
- Affordable Housing Contribution consistent with the 3-tier requirements of LBAP
- Pursues LEED Gold certification under Arlington's Green Building Incentive Policy

Transportation, Streetscape & Infrastructure Commitments

- Provision of private funding for transportation studies necessary to implement Area 3 plan
- Implements the Cherry Hill Road shared-street vision — no curb cuts, widened sidewalks, new street trees, and slower, safer multimodal traffic conditions
- Internalizes all loading and delivery operations and replaces surface parking with structured parking, keeping the pedestrian corridor free of conflicts
- Funding an ongoing Transportation Management Plan — trip-reduction programs, transit benefits for new residents, and periodic parking and traffic monitoring studies
- Improved streetscapes, erosion-control and stormwater facilities; undergrounding utilities to remove overhead lines; and bonded tree conservation and replacement consistent with the County's Tree Replacement Formula

Community Benefits: Architecture, Public Space & Sustainability

Architecture & Urban Design

- Context-sensitive 7-story form consistent with LBAP recommendations for Area 3
- Approx. 3,340 SF of ground-floor frontage activating the streetscape with public uses and programming
- Combines Elder Care housing with publicly accessible community uses, encouraging interaction among residents, visitors and neighbors

Public Space & Community Activation

- Flexible, publicly accessible space for nonprofit, arts, wellness and neighborhood programming, with potential partnerships with the Arlington Arts Alliance
- Extends the "festival street" vision for Cherry Hill Road, creating opportunities for long-term community events and partnerships
- Improved pedestrian connections to nearby retail and neighborhoods

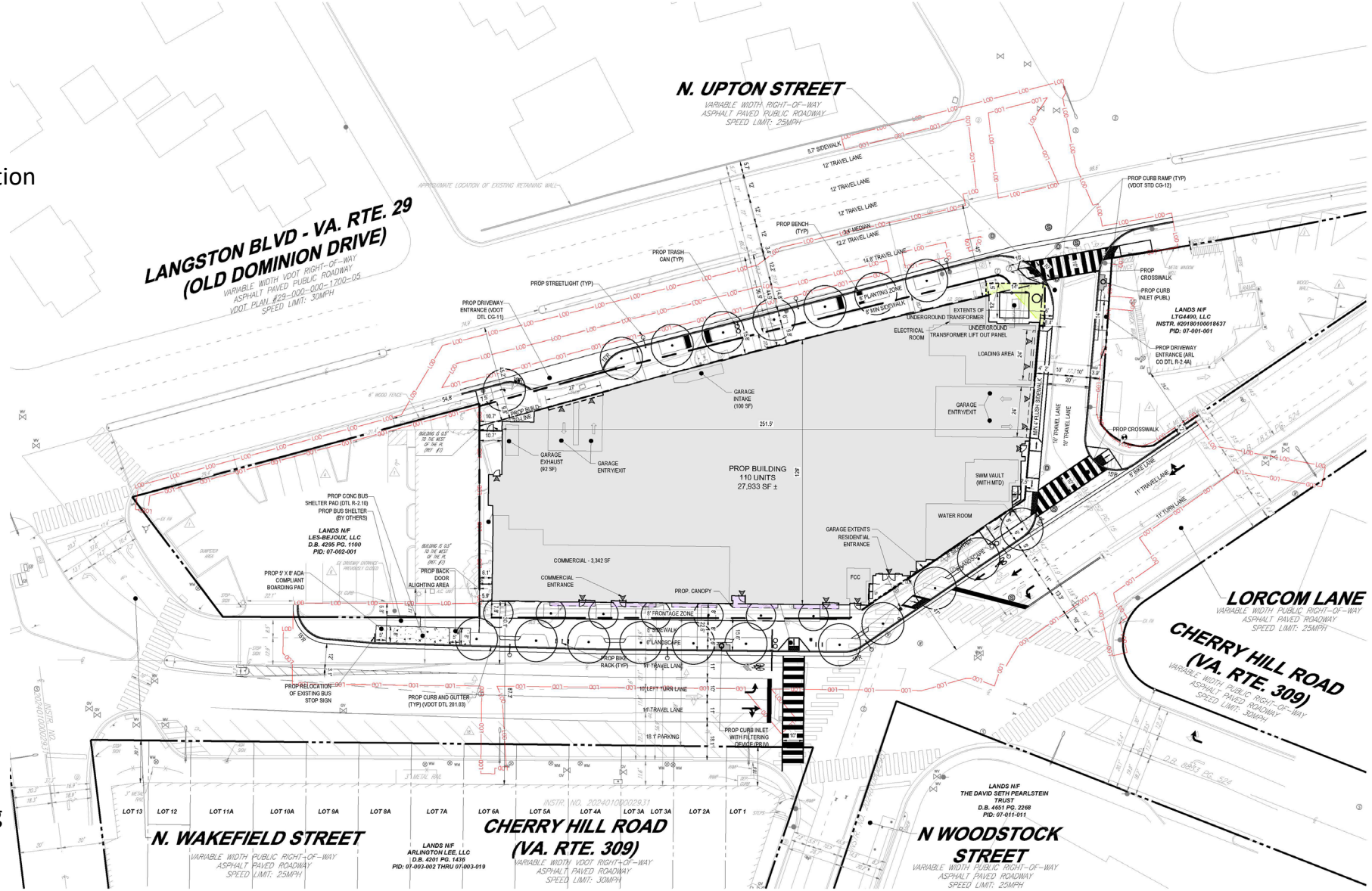
Landscaping, Sustainability & LEED

- New street trees and enhanced planting reinforce the landscaped character envisioned in the LBAP; modernized stormwater infrastructure
- Improves energy efficiency and reduces long-term operational energy demand
- Public Art Contribution
- Green Building Fund contribution, refundable upon achieving formal LEED certification

Beyond meeting Arlington's documented and accelerating need for elder care housing, this comprehensive package of public benefits includes plan implementation, transportation, architecture, public space and sustainability commitments, consistent with the County's adopted plans for the Langston Boulevard corridor.

ANTICIPATED CONSTRUCTION MANAGEMENT

1. **Q3 2027 – Q1 2028**
   Critical Path Utilities Work & Relocation
2. **Q1 2028 – Q2 2028**
   Demolition & Support of Excavation
3. **Q2 2028 – Q4 2028**
   Below Grade Concrete to Top Out
4. **Q4 2029 or Q1 2030**
   Substantial Completion
5. **Q1 2030**
   Certificate of Occupancy & Licensing



Kensington Senior Living

4500 Langston Boulevard
Arlington, VA

Senior Housing Proposal

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KENSINGTON
SENIOR LIVING

APPENDIX TRANSPORTATION SLIDES

Vehicular Parking	
Use	Parking Supply
Elder Care / Residential	95 Spaces
Commercial	14 Spaces
Provided	109 Spaces

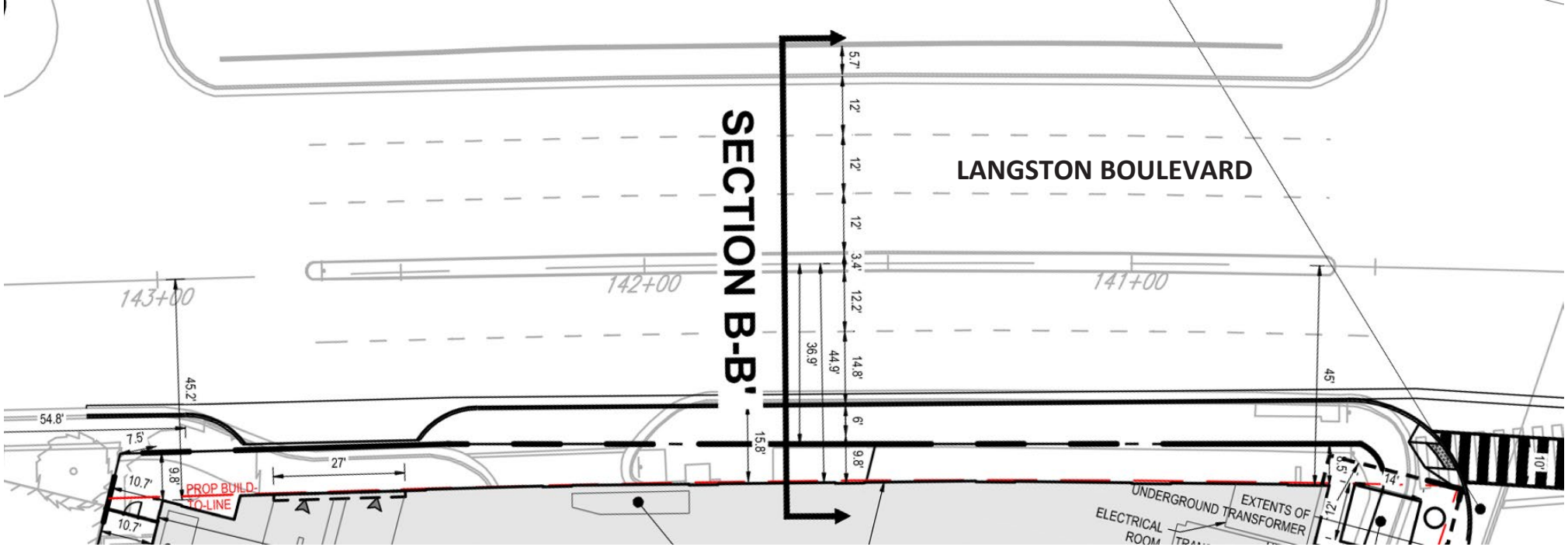
- ***5% Electric Vehicle (EV) spaces (6 spaces) & 15.0% additional EV ready (17 spaces)***
- ***1 compact space***
- ***8 Accessible parking spaces (1 Van) inclusive of 1 EV space***

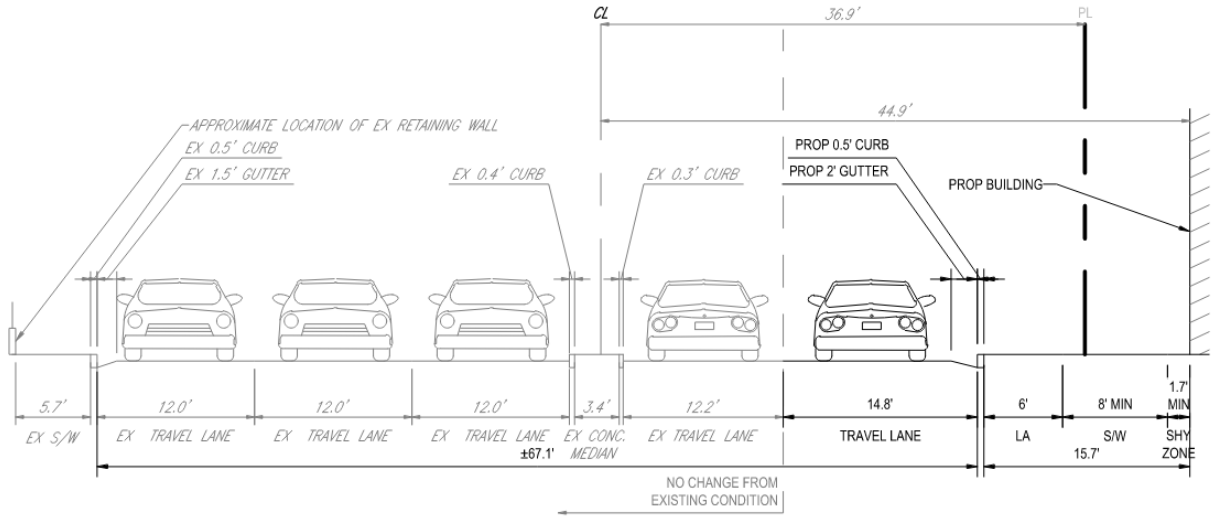
Bicycle Parking	
	Provided
Class 1	8 Spaces
Class 2 or 3	2 Spaces

Loading Summary	
Required	Provided
2 Berth	1 – 40’ deep space

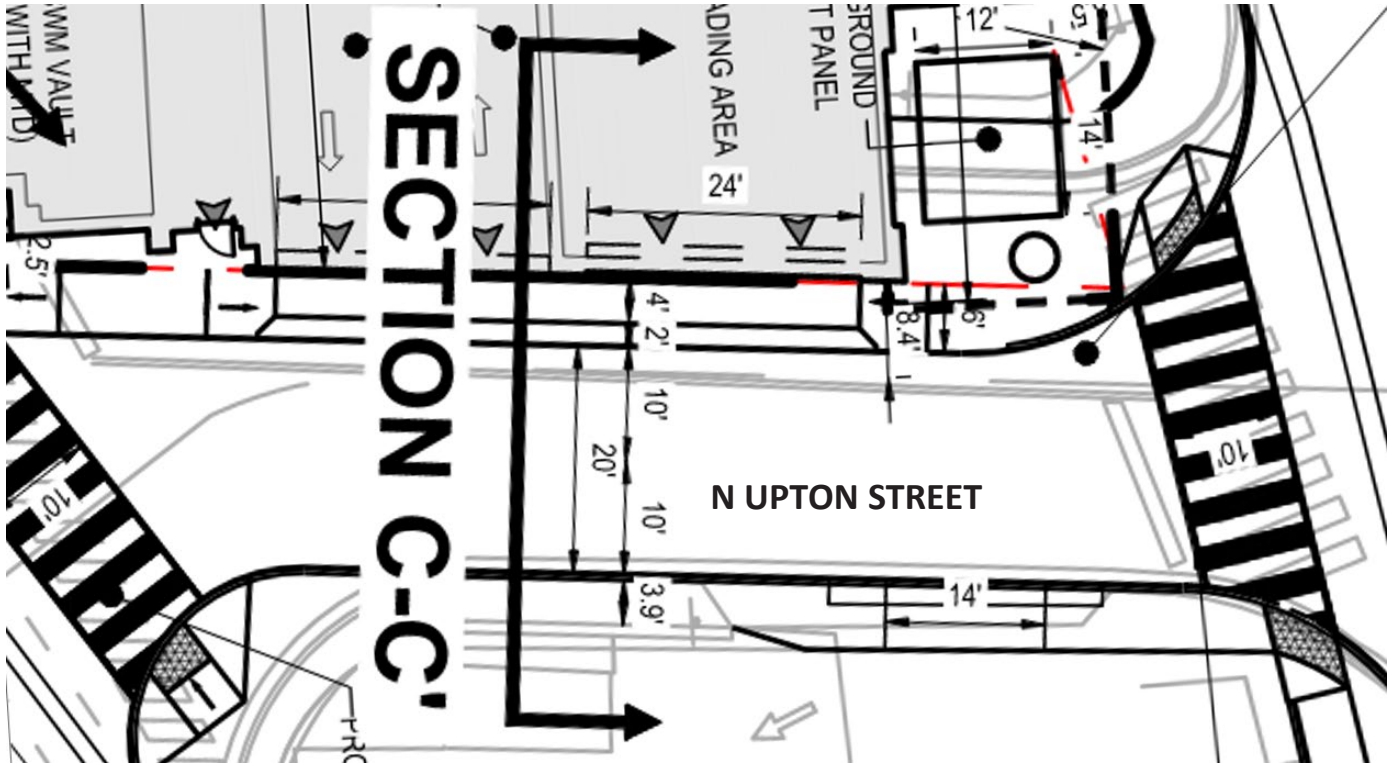
Tabulations are based on Development Program A

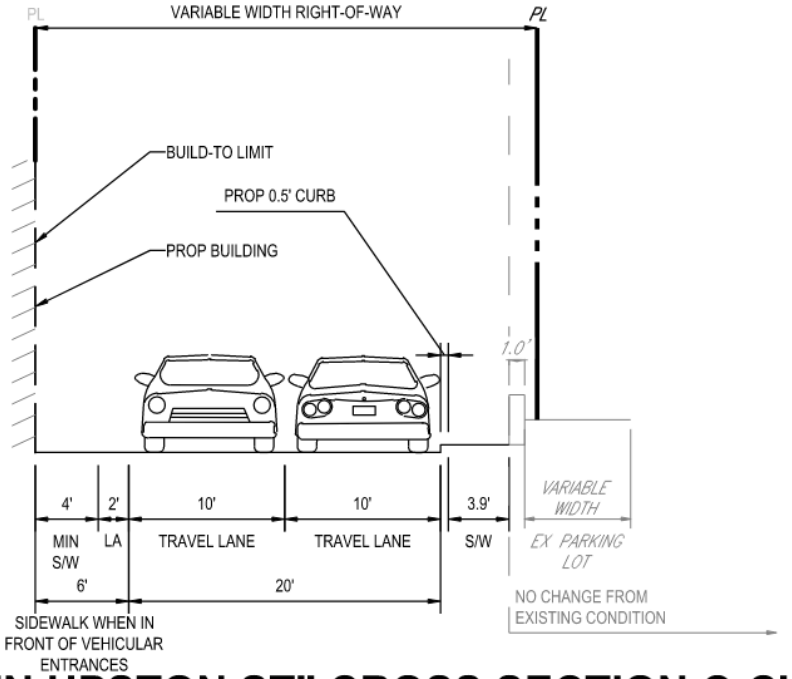
- ***114 Elder Care Bedrooms***
- ***10 Residential Units***
- ***3,338 SF Commercial***



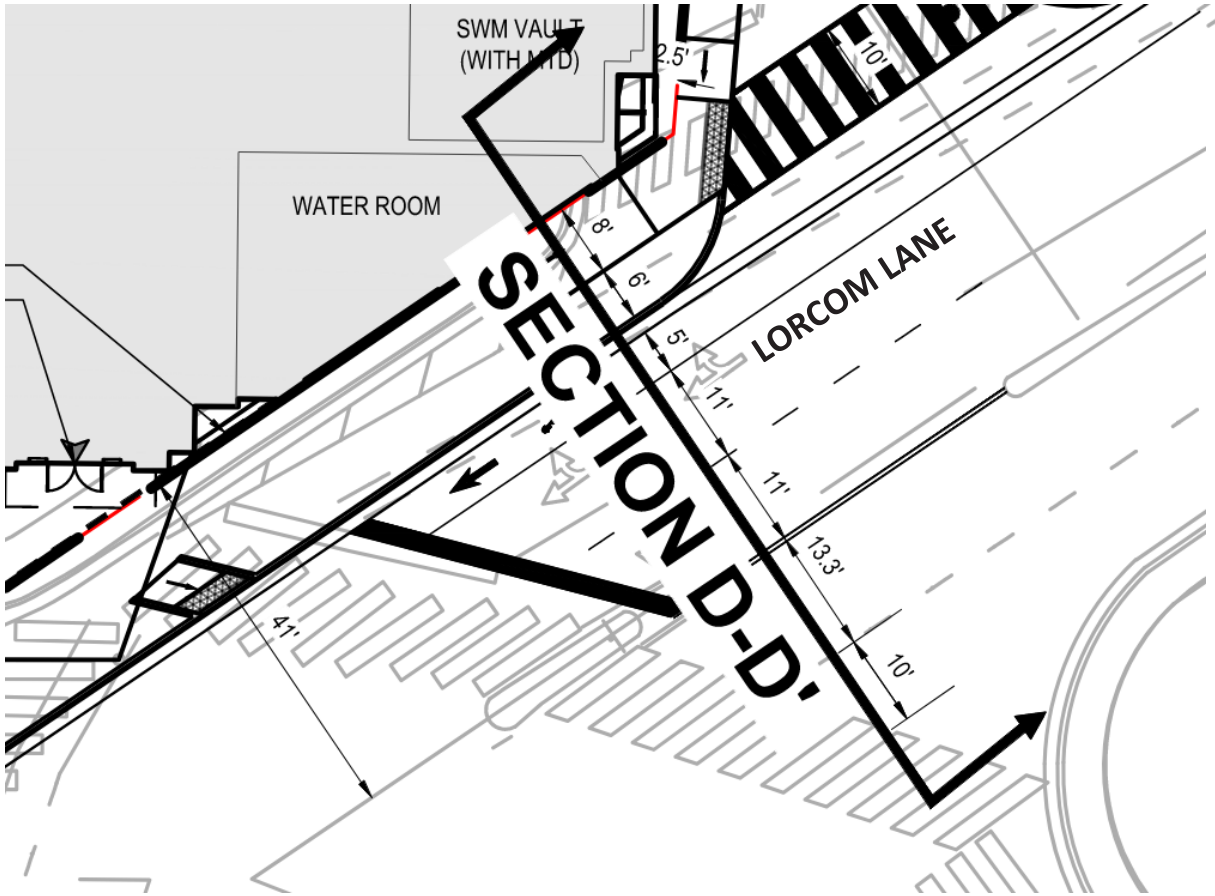


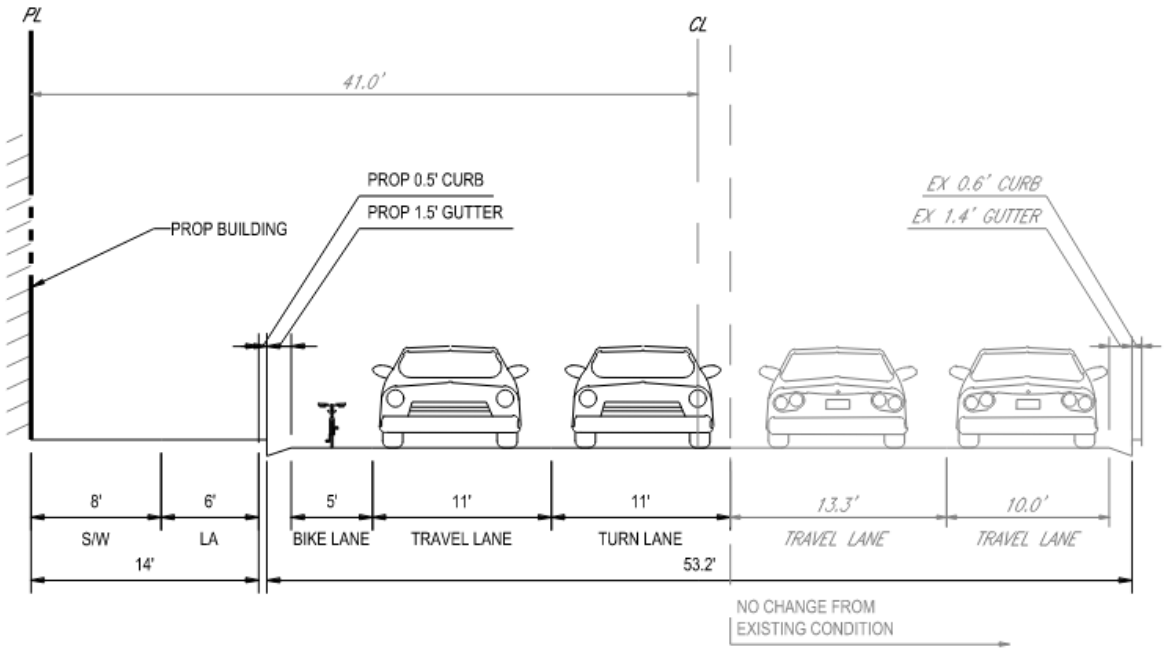
PROPOSED "LANGSTON BOULEVARD" CROSS SECTION B-B'
LOOKING NORTHEAST



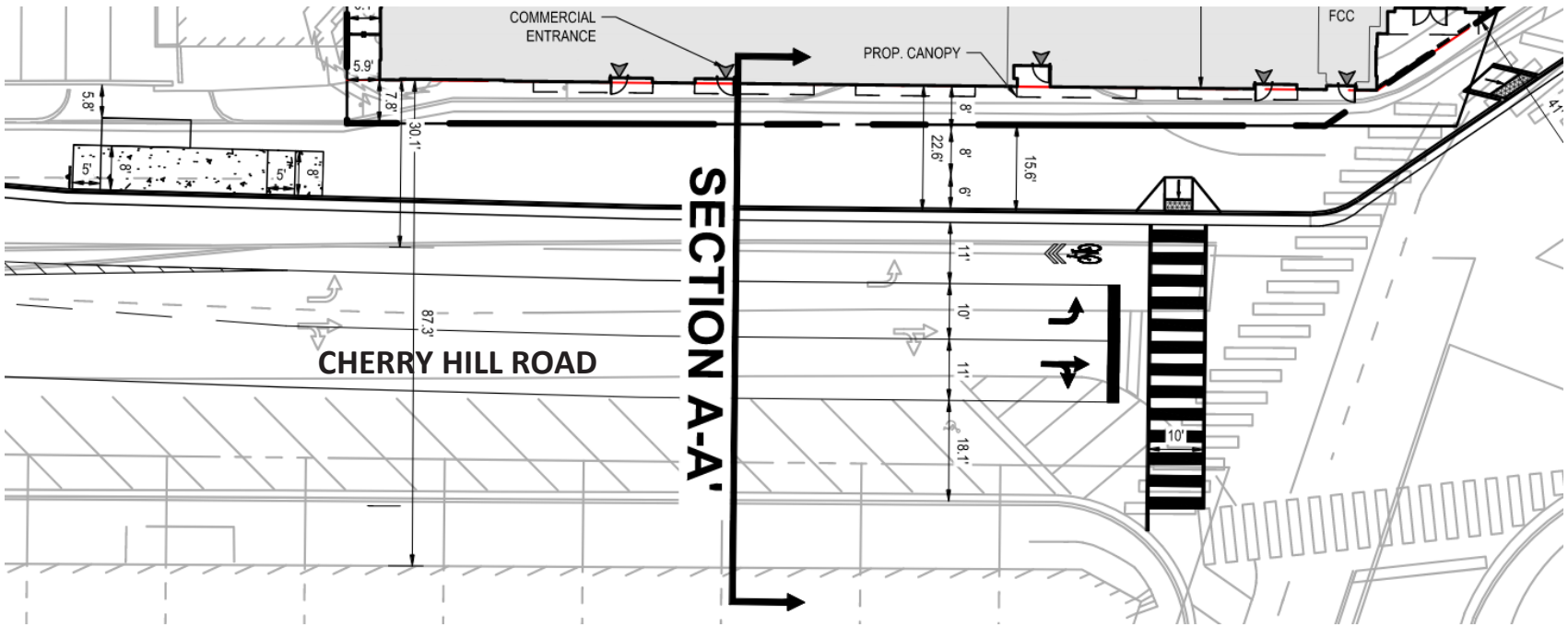


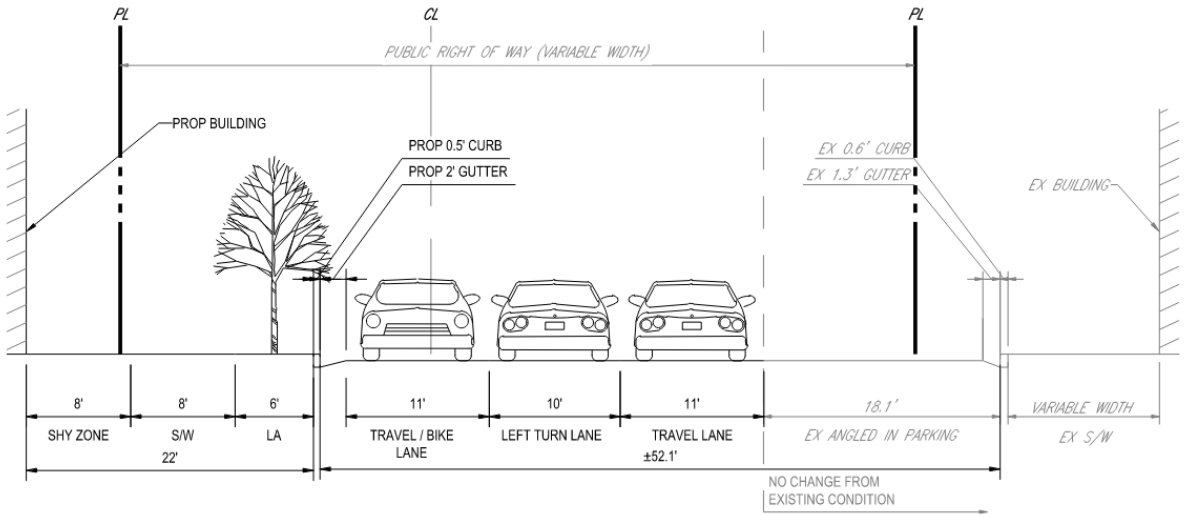
FINAL "N UPSTON ST" CROSS SECTION C-C'
LOOKING NORTH





PROPOSED "LORCOM LANE" CROSS SECTION D-D'
LOOKING NORHTEAST





PROPOSED "CHERRY HILL ROAD" CROSS SECTION A-A'
LOOKING EAST

Appendix: Architecture



LANGSTON BLVD AREA PLAN VISION

With Kensington of Arlington Overlay



CHERRY HILL RD | N. WOODROW ST INTERSECTION



VIEW OF ENTRANCE TOWER FROM CHERRY HILL



LANGSTON BLVD | N. UPTON ST INTERSECTION



CHERRY HILL LN | N. WOODSTOCK ST | LORCOM LN. INTERSECTION

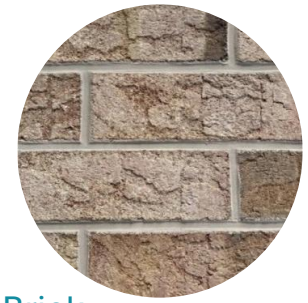




PROPOSED BUILDING MATERIALS



1 Red brick



2 Rustic Tan Brick



3 Option A: Cast Stone - Limestone



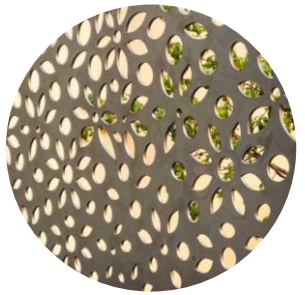
3 Option B: Cast Stone - Tan



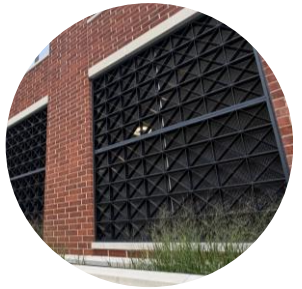
4 Transparent Loading Door



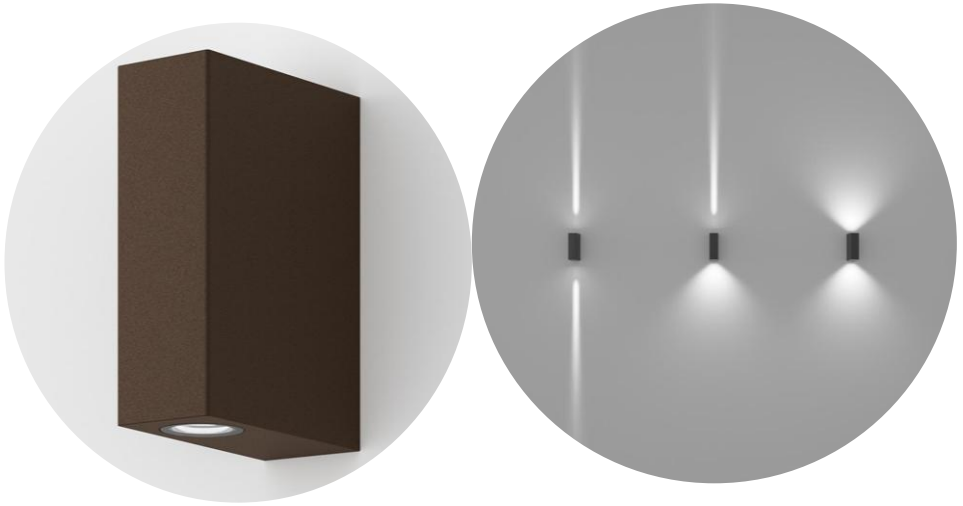
5 Transparent Pkg.Garage Door



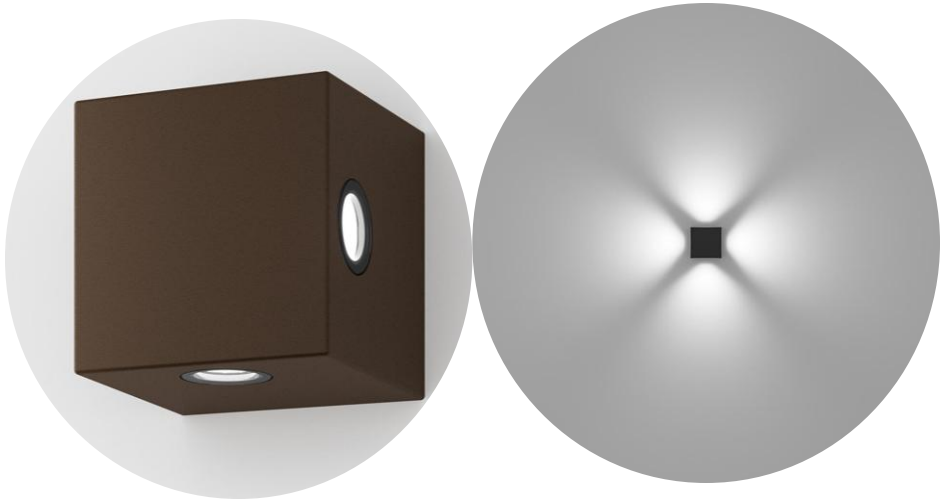
6 Biophilia Metal Screen | Railing



7 Decorative Metal Garage Louver



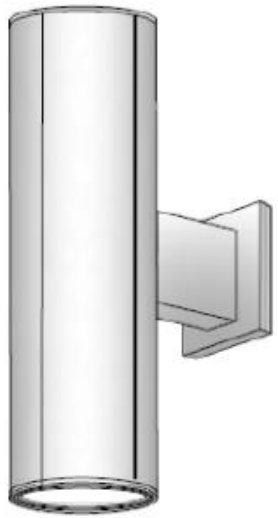


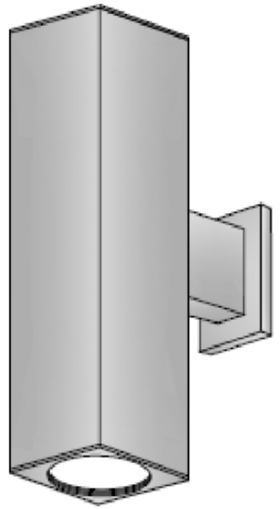




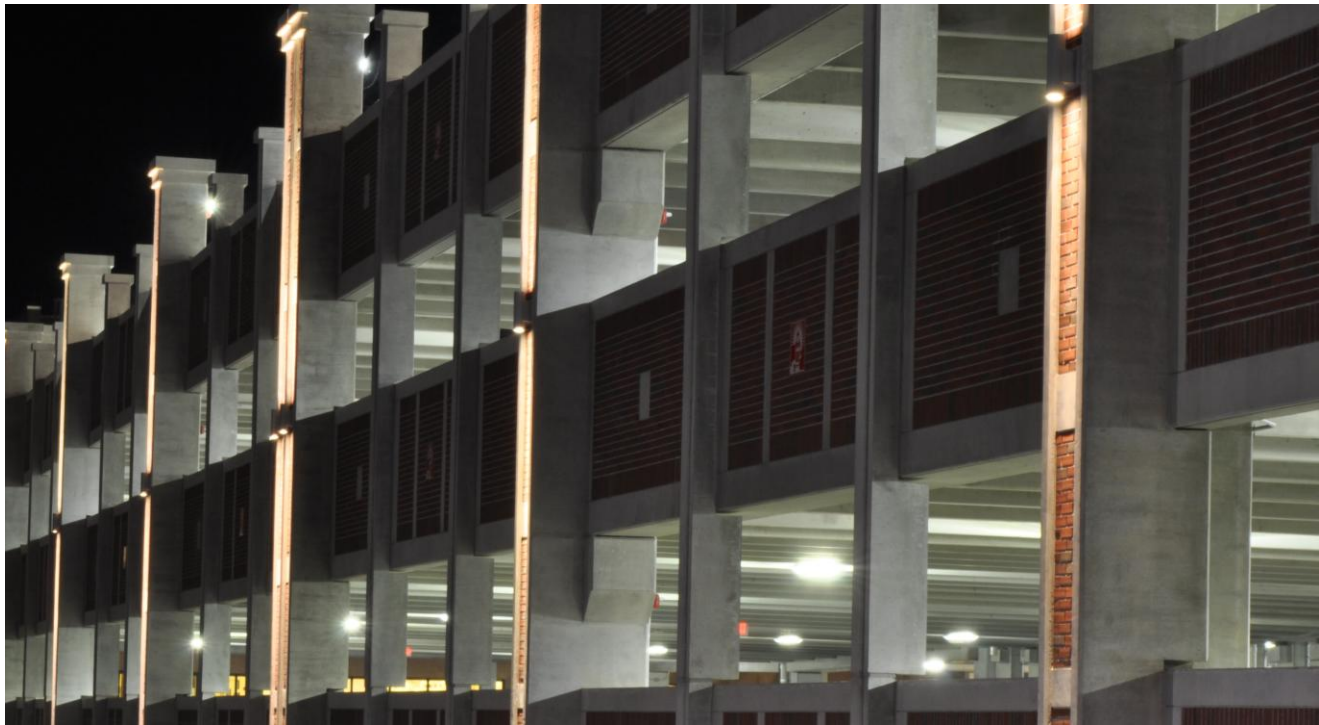
PROPOSED BUILDING LIGHTING





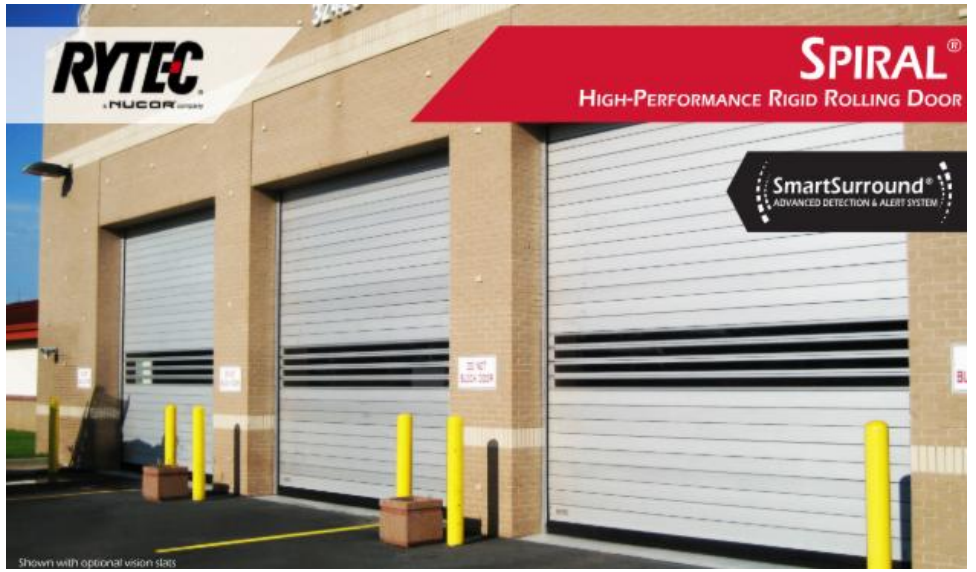


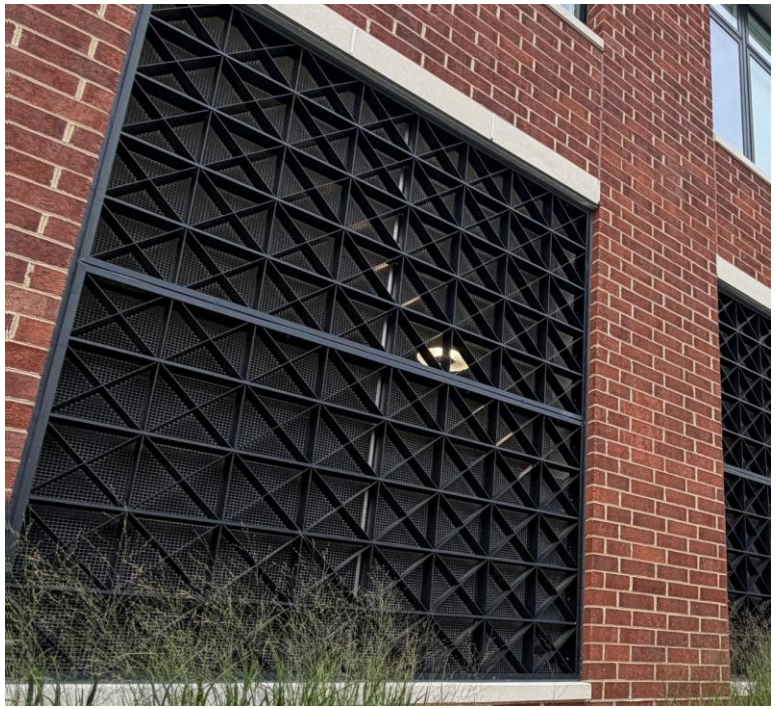


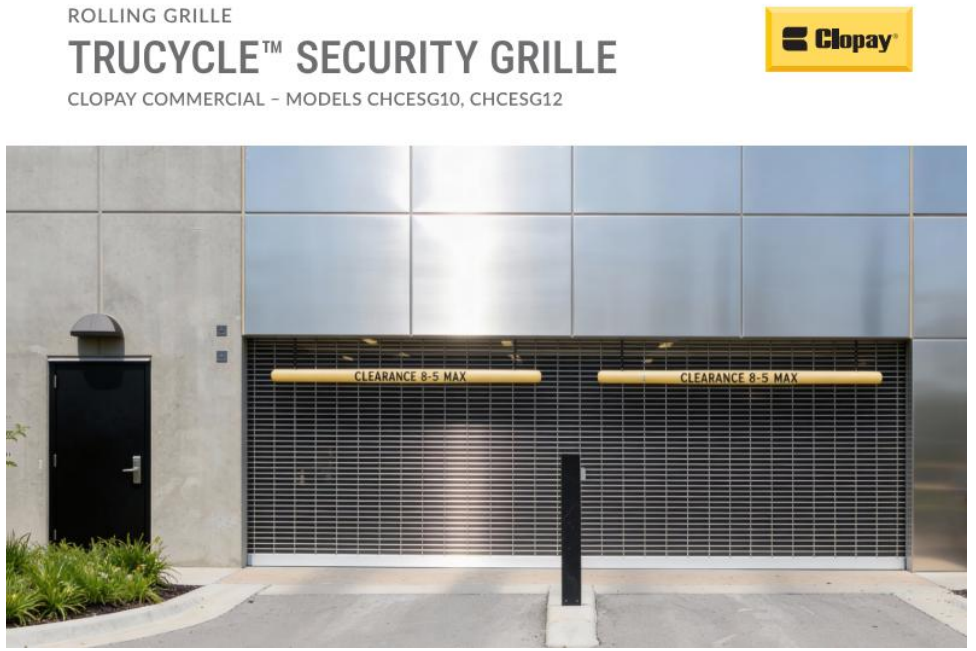


PROPOSED BUILDING LIGHTING









PROPOSED BUILDING MATERIALS

Appendix: Landscape



CHERRY HILL RD | N. WOODSTOCK ST| LORCOM LN INTERSECTION

*ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



CHERRY HILL RD PUBLIC REALM EXPERIENCE

*ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



LORCOM LANE | N. UPTON ST INTERSECTION

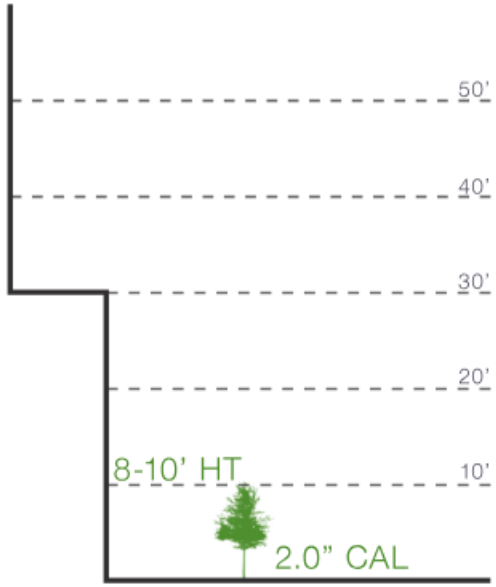
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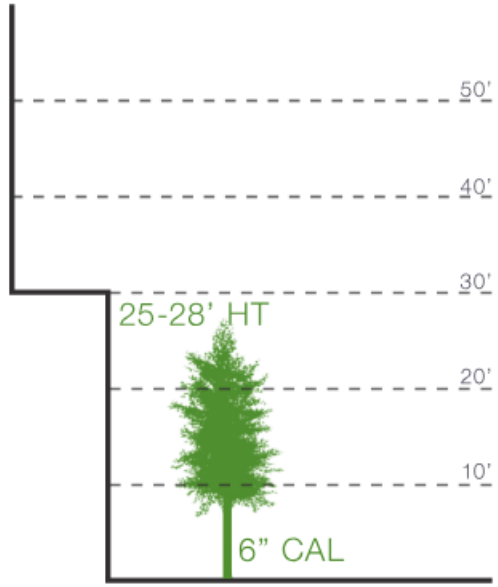
LANGSTON BLVD STREETSCAPE GREENERY

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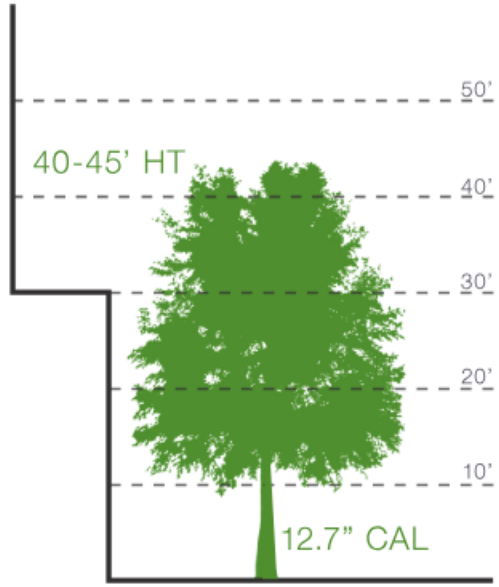
Betula nigra ‘BNMTF’ | Dura Heat River Birch



INSTALLATION

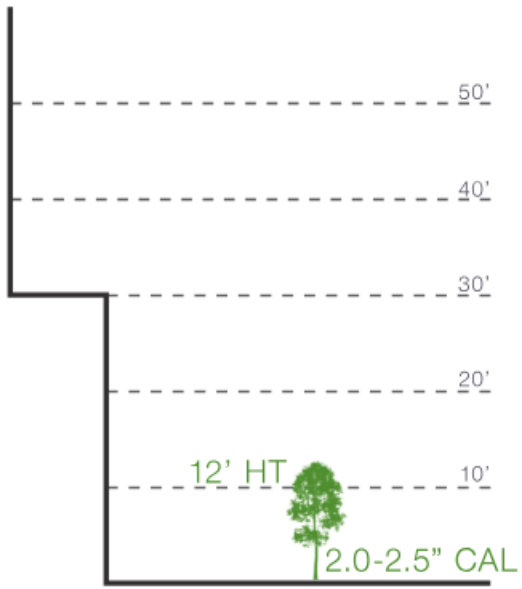


10 YEAR GROWTH

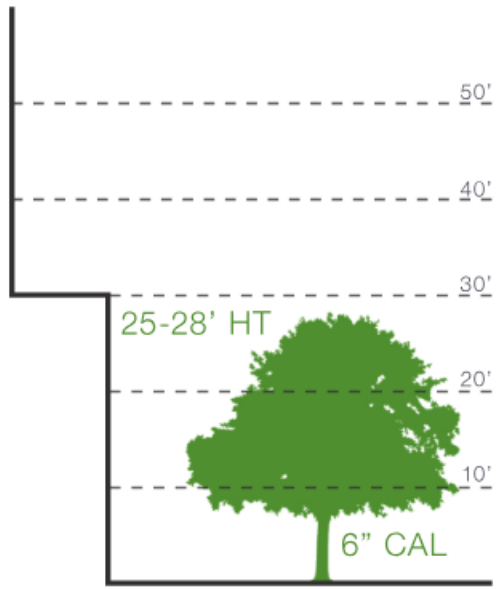


20 YEAR GROWTH

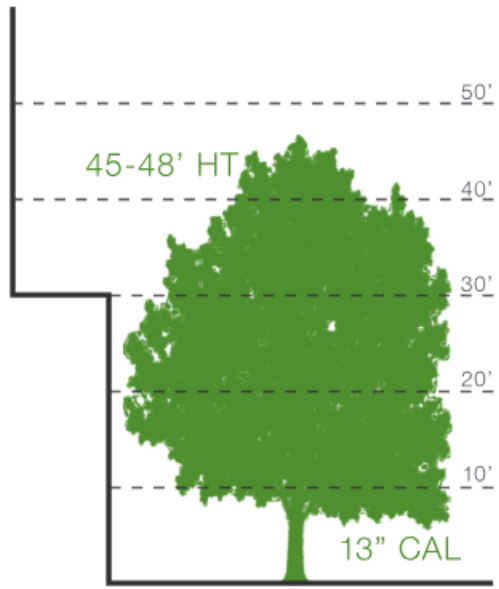
Quercus falcata | Southern Red Oak



INSTALLATION



10 YEAR GROWTH

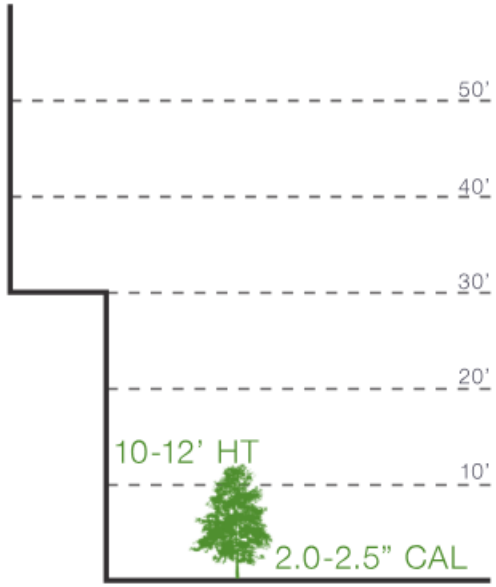


20 YEAR GROWTH

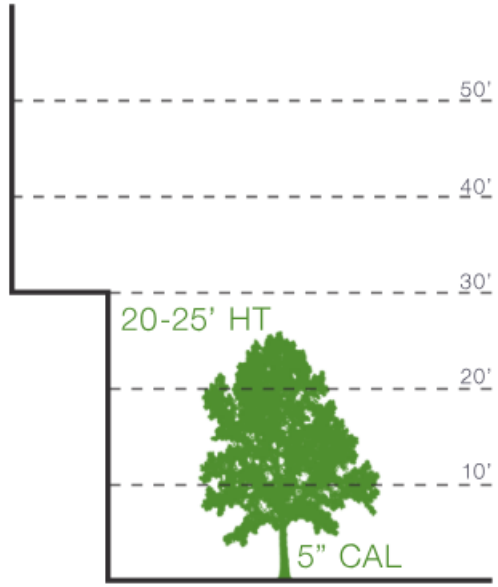
SCALE: 1/2”=10’

TREE GROWTH RATES

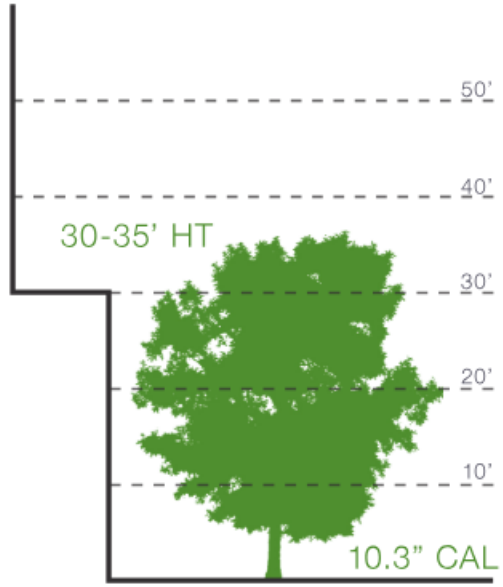
Quercus stellata | Post Oak



INSTALLATION

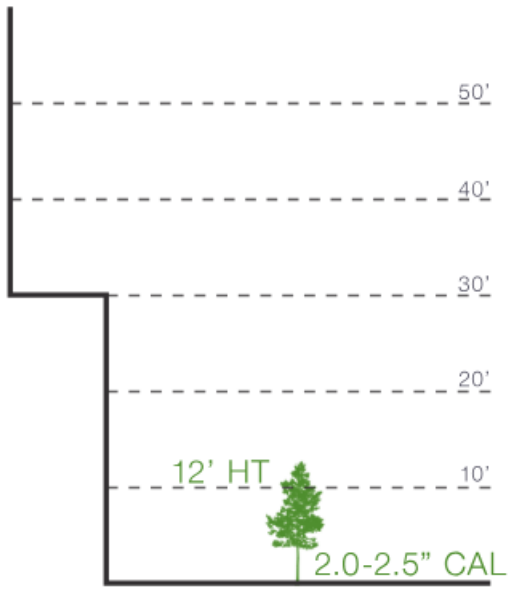


10 YEAR GROWTH

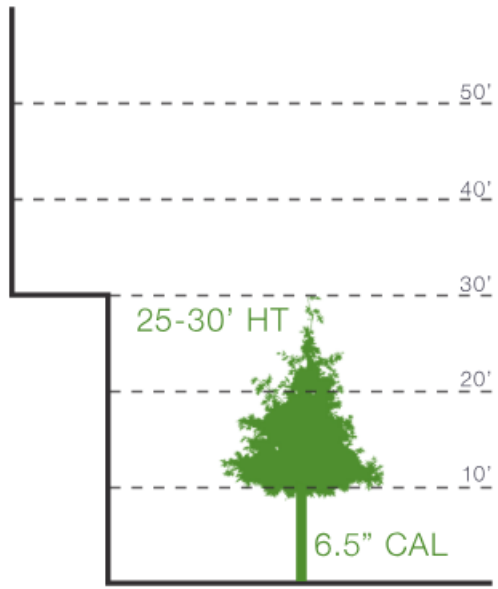


20 YEAR GROWTH

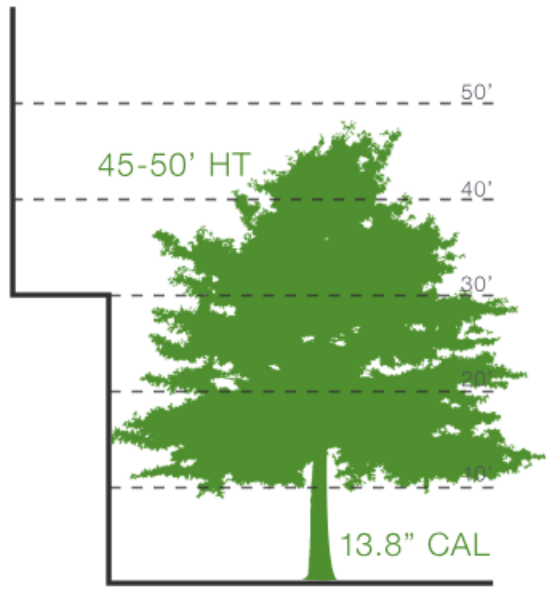
Quercus coccinea | Scarlet Oak



INSTALLATION



10 YEAR GROWTH

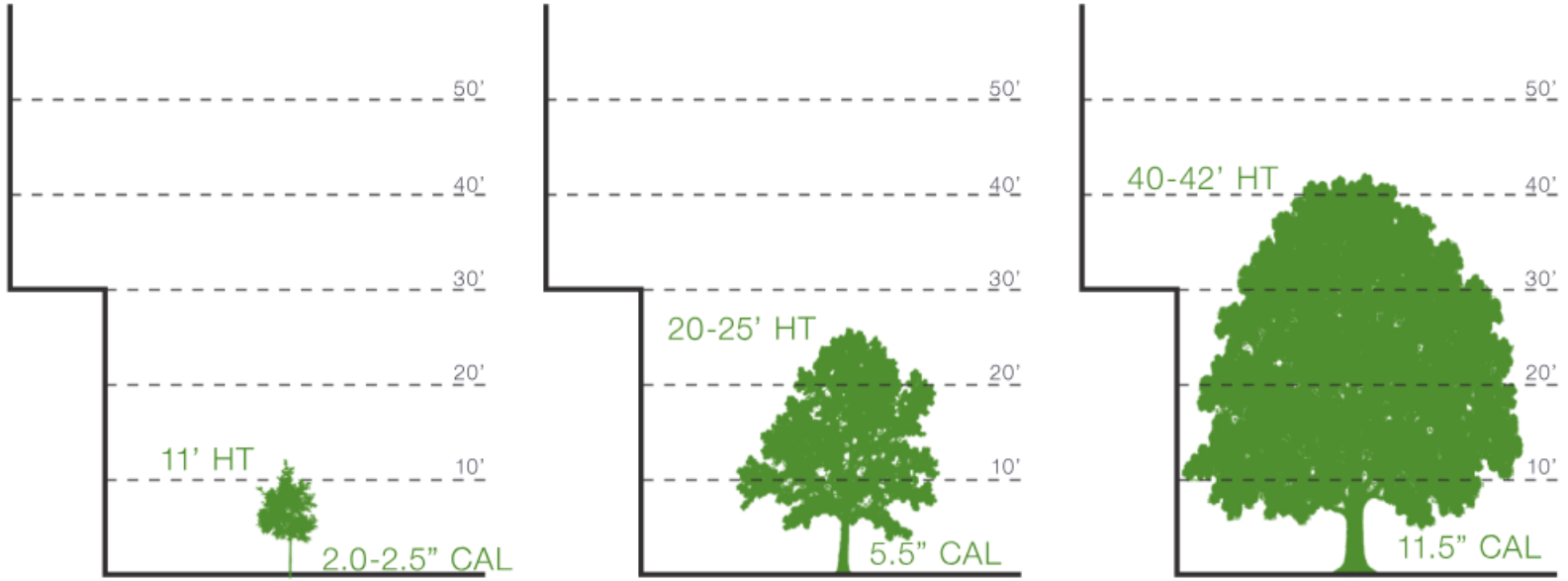


20 YEAR GROWTH

SCALE: 1/2"=10'

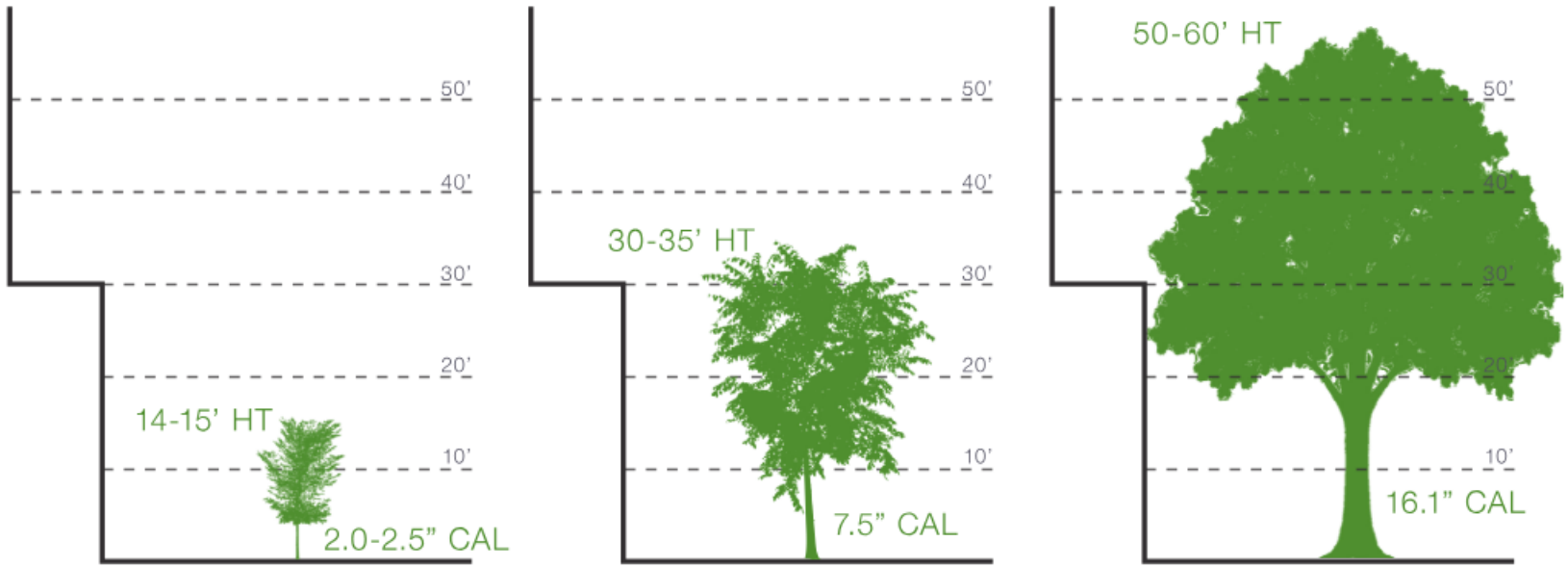
TREE GROWTH RATES

Quercus macrocarpa | Bur Oak



INSTALLATION | **10 YEAR GROWTH** | **20 YEAR GROWTH**

Ulmus americana 'Valley Forge' | Valley Forge American Elm



INSTALLATION | **10 YEAR GROWTH** | **20 YEAR GROWTH**

SCALE: 1/2"=10'

TREE GROWTH RATES