

1401 Langston Boulevard (Potomac Overlook) Special GLUP Study Tier II Review

Long Range Planning Committee Meeting
September 30, 2026

Presentation Outline

1. Applicant Presentation
2. Special GLUP Study Policy & Process
3. Recap from June Tier 2 Meeting
4. Land Use Mix
5. Key Considerations
6. Next Steps

Site Location



Site location

Requested Amendments

- Request to **either**:
 1. **Retain the existing GLUP** designation of “High-Medium” Residential and the existing C-O-2.5 zoning district, in anticipation of site redevelopment through a **Phased Development Site Plan (PDSP)**; or
 2. **Amend the GLUP** to extend the **Rosslyn Coordinated Redevelopment District (RCRD)** to include this site and change the land use designation to “**High Office-Apartment-Hotel**”, in anticipation of site redevelopment through a site plan application and rezoning to the C-O Rosslyn district.
- Proposal to redevelop the entire site with:
 - One 10-story residential building and five 26-29-story residential buildings (maximum building heights up to 350 feet)
 - Under current C-O-2.5 zoning, building heights are limited to 12 stories (commercial) or 16 stories (residential/hotel)
 - Approximately 2 million square feet of development (~8.5 FAR)

Applicant Presentation

Special GLUP Study

Policy & Process

Special GLUP Study Policy

- Policy for consideration of unanticipated GLUP amendments – adopted in 2008.
- Calls for a community review process, either where:
 - there is no adopted plan for the subject site, OR
 - the requested designation is inconsistent with the guidance of the relevant adopted plan.
- Studies evaluate the appropriateness of the requested GLUP change and other GLUP categories that may be appropriate.
- A two-tiered review approach initiated in 2019.

Typical Sequence of Public Reviews



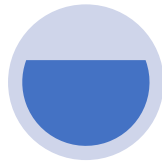
Tier 1 Review

Is a more detailed study needed?

Focus on high-level land use questions

Outcome:

Recommendation to study or not and, if so, through what study process



Tier 2 Review

Which GLUP category?

Other planning guidance: land use, density, zoning, transportation, transitions

Outcome:

Request to Advertise GLUP amendment; Study Document with guidance for future site development



Site Plan Review

Detailed review of a specific development application

Outcome:

GLUP and zoning may be amended concurrently with site plan

Why is a Tier 2 Review necessary?

- A Tier 2 Review allows us to look at the land use from a high-level perspective
 - Allows us to think big and explore options
 - Is an opportunity to define the County's vision for the site
 - Is not a site plan review of the applicant's proposal
- The goals are to determine what the appropriate GLUP designation is and what sector plan guidance is applicable and to develop site-specific guidance as necessary
- It is particularly important for this landmark site to explore all options
 - Gateway location, large site, single-owner, no existing buildings, generational opportunity

Example of Tier 2 Analysis

- Pershing Drive Special GLUP Study – robust land use and urban design analysis of alternative scenarios

B. Maximum Footprint and Height Scenario



This single-building scenario has an approximate density of 4.6 FAR within the eight stories depicted

C-O-1.5 Site Plan

GLUP – “Low” Office-Apartment-Hotel

Maximum Height – maximum 8 stories Office; 10 stories Apartment/Hotel

Maximum Density – base density up to 1.5 FAR Office; up to 72 units/acre Residential; up to 110 units/acre Hotel

Bonus Provisions – additional density allowed per Bonus Density provisions (Arlington County Zoning Ordinance 15.5.9)

Modeling as Depicted: 8-story, 90' high residential single building mass with Wainwright Road used for main entrance and 2-3 levels of underground parking accessed from North Wayne Street.

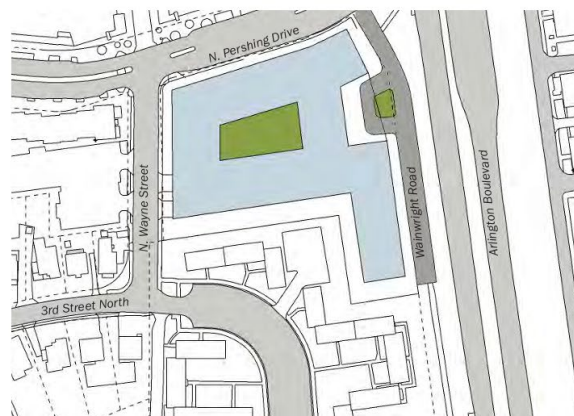
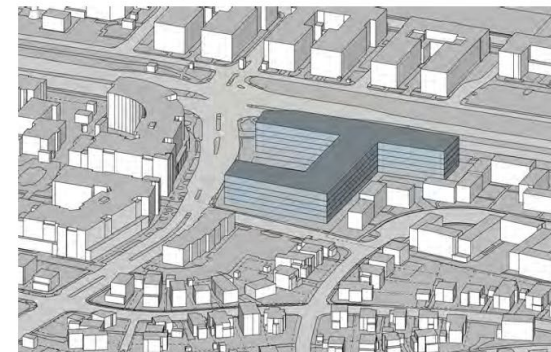


Figure 5-4 B. Maximum Footprint, Maximum Height Scenario

D. Open Courtyard Scenario



This single “U shaped” building scenario has an approximate density of 2.4 FAR within the five stories depicted



As a way to minimize the impact of shadows from the study area onto North Pershing Drive and to introduce a large open space directly adjacent to the sidewalk, the Open Courtyard Scenario (D.) was modeled. It is designed as a five-story, 55' high residential development with a 70'-wide building footprint. It is defined by an internal cul-de-sac from North Pershing Drive offering main entrance, service and parking garage access. The design provides for a publicly-accessible open space at the center of the site along North Pershing Drive. This scenario was more favorably received by the LRPC and the community than Scenario C. due to the more visually accessible open space and the opportunity for more sunlight on this open space.



Figure 5-6 D. Open Courtyard Scenario

Example of Tier 2 Deliverables

- Pershing Drive Special GLUP Study – Study Document with GLUP recommendation(s) and guiding principles

Guiding Principles

Land Use and Use Mix

- Residential, hotel or office development could be appropriate for this site, if the form and design recommendations of this document are followed.
- Provide a compatible mix of uses in this location. Include retail or retail equivalent space on the ground floor along North Pershing Drive, with a potential corner transition onto Arlington Boulevard, to provide a lively and engaging streetscape.

Building Heights, Placement, Form and Design

- Ensure that building placement, form, stepbacks, height and architectural design serve to reinforce a high-quality mixed-use environment and neighborhood gateway to Lyon Park and Clarendon from Arlington Boulevard.
- Transition to the neighborhood through changes in building design, building height and scale, tapering, architectural treatments, building use, landscaping and/or screening.

Multimodal Transportation, Connectivity, Circulation and Parking

- Enhance multimodal access, connectivity and safety for pedestrians, bicyclists and transit users in and around the site through improvements to the Arlington Boulevard Trail, North Pershing Drive, including on-street bicycle and scooter mobility, North Wayne Street, the bus stop on Arlington Boulevard and all sidewalks and crossings within the Study Area.
- Enable planning and construction of the transportation infrastructure needed to effectively manage the flow of a high volume of multimodal transportation users on multiple routes through the North Pershing Drive and Arlington Boulevard intersection.

Example of Post Tier 2 Site Plan Review

- Pershing Drive Special GLUP Study – Site plan application was reviewed for conformance with Study Document guiding principles; allows for more efficient SPRC review

Land Use

Study Document

GUIDING PRINCIPLES

- Residential, hotel or office development could be appropriate for this site, if the form and design recommendations of this document are followed.
- To provide a lively and engaging streetscape, provide a compatible mix of uses in this location. Include retail or retail equivalent space on the ground floor along North Pershing Drive, with a potential corner architectural transition onto Arlington Boulevard.



USES	STREET TYPES			
	RED	GOLD	BLUE	GREEN
Retail Sales	✓	✓	✓	✓
Food Establishments	✓	✓	✓	✓
Entertainment	✓	✓	✓	✓
Services & Repair	✓	✓	✓	✓
Equivalents	✓	✓	✓	✓
Other Uses per Zoning				✓
DESIGN				
Interior	✓	✓		
Exterior	✓	✓		
Other requirements	✓	✓	✓	✓

*The uses included are provided as guidance. Other uses as permitted in the Zoning Ordinance may be approved, on a case-by-case basis, by the County Board.

- Residential Use
- Retail Space provided on Pershing Drive

Recap from June LRPC Meeting

June LRPC Input

- LRPC requested scenario modeling that includes:
 - Scenarios with the building heights at and above the maximum heights recommended by MWAA (Metropolitan Washington Airports Authority)
 - Different frontage type scenarios along Langston Boulevard
- MWAA/One Engine Inoperative (OEI)
 - Topic was discussed extensively
 - Ultimate decisions regarding maximum building heights will be made by the County Board

Key Considerations

Key Considerations – Topic Areas

Access & Circulation

Open Space & Views

Land Use & Program

Building Form &
Placement

Incorporating Rosslyn Sector Plan Guidance

Land Use & Program

- Foster a **balanced mix of land uses and a high-density development pattern** to support a variety of people and activities
- An 18 hour a day **destination for restaurants, shopping, and culture**
- Rosslyn will be a **global destination** with a dynamic skyline, unique vistas, and **exceptional value**
- A **world-class location** drawing corporate headquarters, public institutions, and tourists from near and far

Access & Circulation

- Rosslyn will be a **walkable neighborhood** connecting people with community and choices.
- Provide an **experiential journey of discovery on foot**

Open Space & Views

- Rosslyn will be an urban district that **celebrates the experience of nature and recreation** through its diverse network of public parks, open spaces, and tree-lined streets.
- Esplanade that **links central Rosslyn to the riverfront and boathouse**
- Provide open spaces with a **lively and diverse mix of activities**
- A sustainable urban environment **integrated with its landscape**

Building Form & Placement

- Building heights and forms that **respect the scale of established neighborhoods** in and around Rosslyn
- An urban pattern of buildings, streets and open spaces that produces an **attractive and memorable skyline** and **provides breathtaking views of the nation's capital.**

Key Considerations

Land Use & Program



Land Use & Program

1. Make this generational site a **destination** that feels **integrated** with its surrounding context
2. Provide opportunity for a **phased approach** that could potentially incorporate land uses in addition to housing:
 1. Corporate HQ
 2. Tech R&D campus
 3. Recreation/entertainment destinations
3. Include a diversity of uses that **activate the street day and night and provide long-term vitality and economic resiliency**



*CF Moller architect
Maersk Tower,
University of Copenhagen research Facility*

Multi-Generational Opportunity

Planning for the Potential

The unique potential of this site – not only for Arlington but within the region and even eastern seaboard – requires a vision of the imaginable.

- Build upon past and planned infrastructure and open space investments
- Embrace a new economic normal ... Do not abandon commercial mixed-use principles
- Speed to market will determine the economic development winners and losers

Objective: For Arlington to be an early adopter, market leader in the new economic reality, which requires...

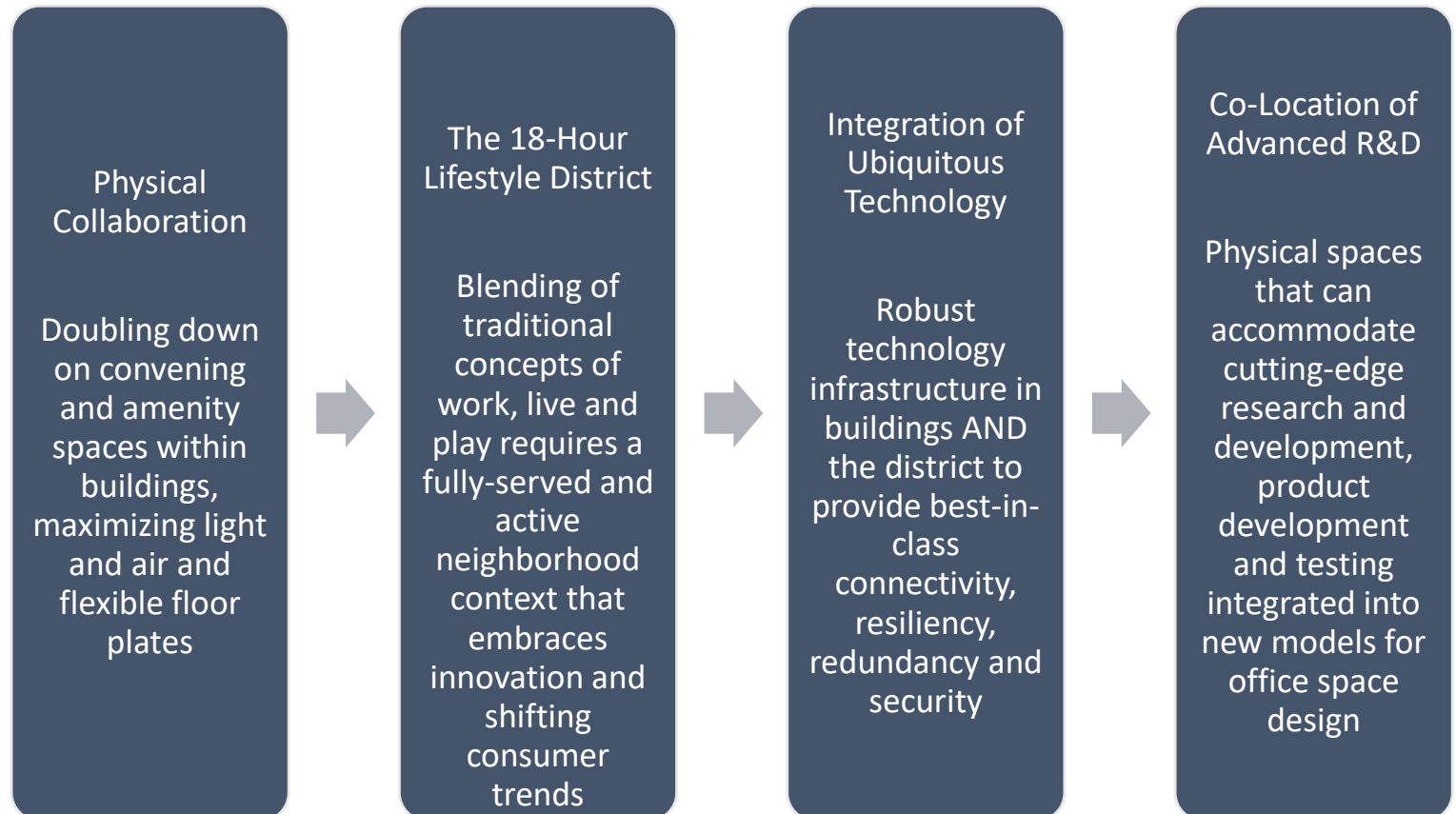
- Vision and big picture thinking
- Setting the policy and regulatory framework
- Partnerships and incentives
- Pilot or demonstration projects

Planning for Mixed-Use Development

Capturing the Next Gen Commercial Buildings

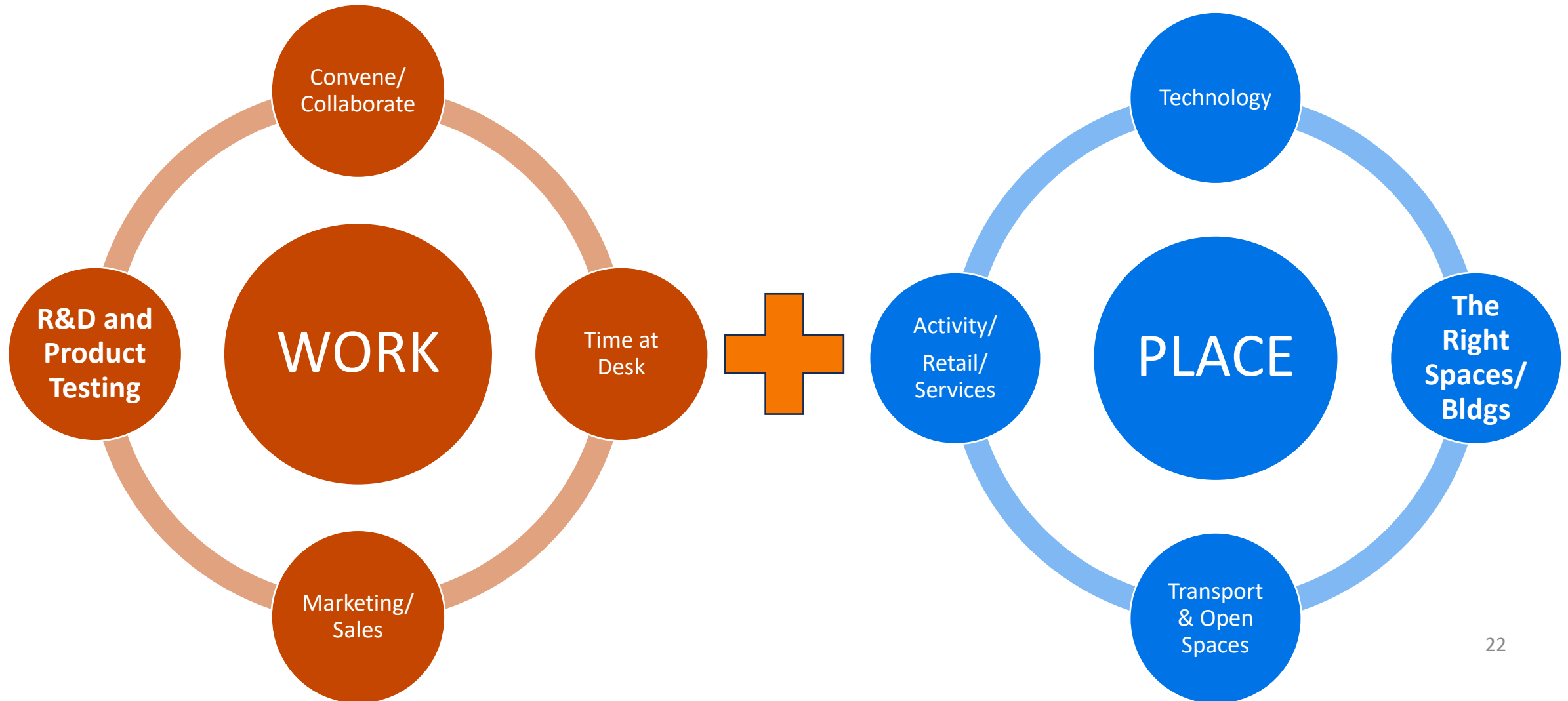
The office sector is not dead... it is reforming into a more holistic and complete marketplace that meets changing tenant needs

Major trends in commercial space design and location



Planning for Mixed-Use Development

Arlington as a Pioneer in the Workplace Economy



Land Use Mix

Rosslyn Coordinated Redevelopment District

Rosslyn Sector Plan recommends significantly increasing the share of housing in the RCRD

- Goal of 30% residential uses
- Site plans with 2 or more towers: at least 1 should be housing
- Site plans with 4 or more towers: at least 2 should be housing

	Office (SF)	Retail (SF)	Other (SF)	Estimated Residential (SF) *	Estimated Hotel (SF) *
2015 Baseline	8,106,810	426,452	118,900	643,700 (577 units)	680,775 (939 rooms)
2026 Existing	8,737,882	463,608	239,272	1,611,500 (1,465 units)	700,350 (966 rooms)
Existing + Approved **	9,250,466	501,992	236,731	5,118,300 (4,653 units)	845,350 (1,166 rooms)

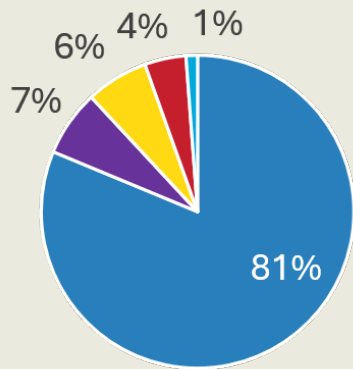
* Residential SF based on 1,100 SF/unit and hotel SF based on 725 SF/room

** Includes Rosslyn RCA site currently under construction, 1401 Wilson Blvd, One Rosslyn, Ames Center, and Rosslyn Plaza

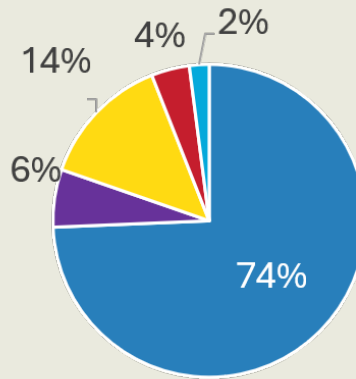
Land Use Mix

Rosslyn Coordinated Redevelopment District

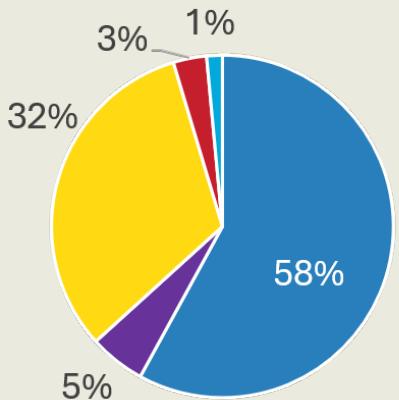
2015 Baseline



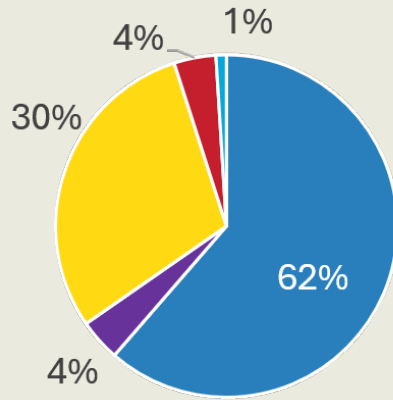
2026 Existing



Existing +
Approved



Sector Plan
2040 Horizon

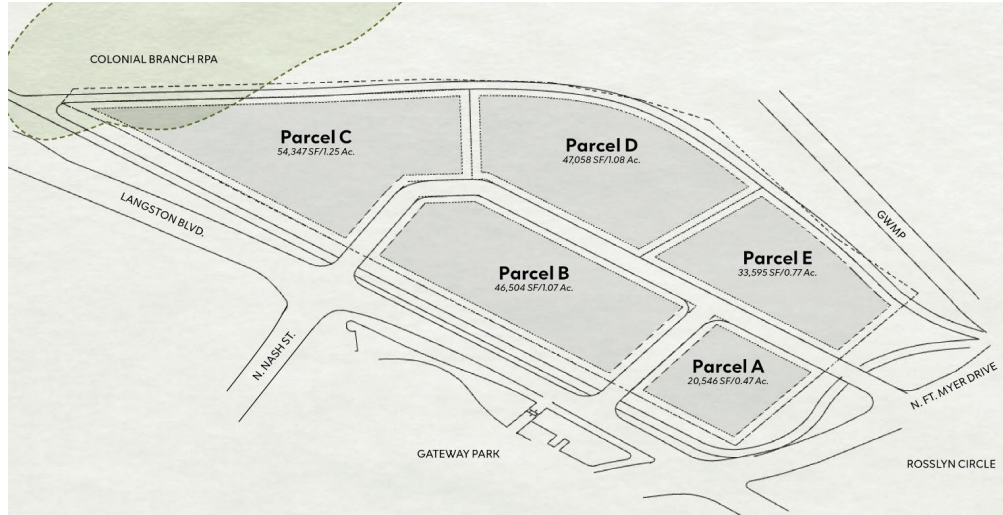


■ Office
■ Hotel
■ Housing
■ Retail
■ Other

- Since 2015, housing in RCRD has more than doubled
 - 888 units built since 2015
 - 3,188 more units approved
- Sector Plan recommends adding 2,500 to 3,000 housing units by 2040
- Residential share of existing + approved development exceeds Sector Plan's 30% goal

Sources: Rosslyn Sector Plan (p. 77-78), CPHD Research and Strategic Initiatives Group

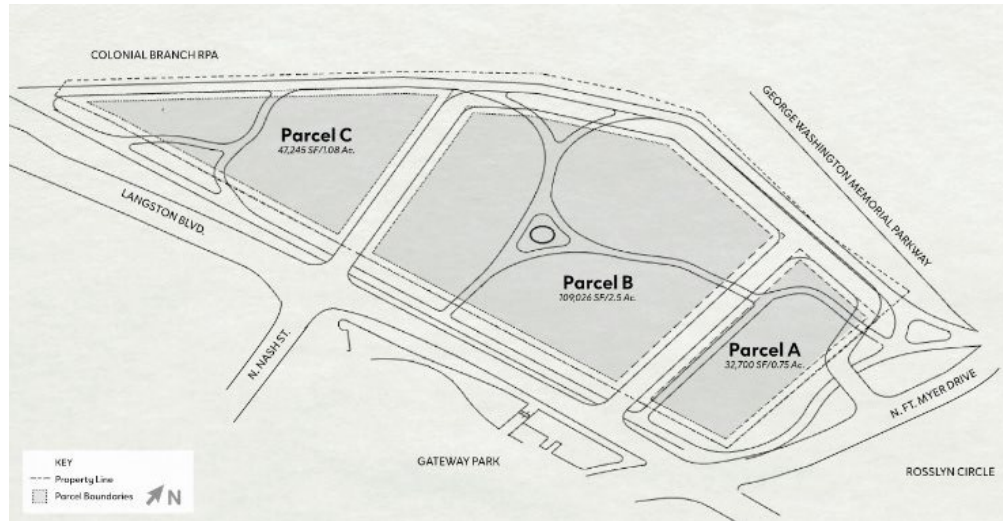
A.



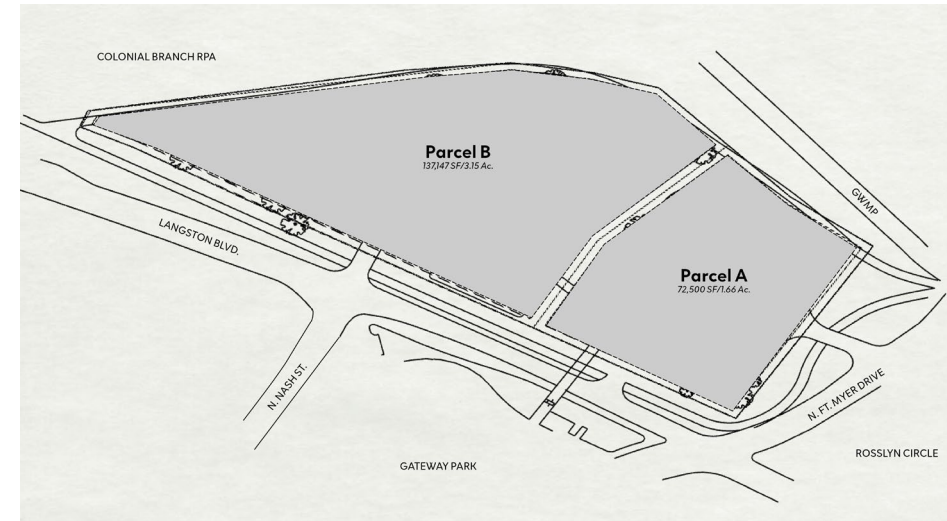
PHASED APPROACH STUDIES

A **phased approach** could help to accommodate a greater diversity of use mixes on site that can be developed over time, supporting long-term economic resiliency.

B.



C.





Land Use & Program

What feedback/reactions do you have to the Key Considerations?

1. Make this generational site a **destination** that feels **integrated** with its surrounding context
2. Provide opportunity for a **phased approach** that could potentially incorporate land uses in addition to housing:
 1. Corporate HQ
 2. Tech R&D campus
 3. Recreation/entertainment destinations
3. Include a diversity of uses that **activate the street day and night and provide long-term vitality and economic resiliency**



*CF Moller architect
Maersk Tower,
University of Copenhagen research Facility*

Land Use & Program - Framing Questions

- What feedback/reactions do you have to the Key Considerations?

Key Considerations

Access & Circulation
Open Space & Views



Access & Circulation

1. Minimize adverse impacts from car activity on site – prioritize **safe pedestrian movement and crossings**
2. Improve **walkability** through streetscape improvements that **activate Langston Blvd**: adequate space, furnishings, plantings, public art, sidewalk cafés, and other programming and design
3. Improve bike facilities and add a **Custis Trail spur** along the northern side of the site for commuters
4. Extend the street grid to make it feel more **integrated** with the rest of Rosslyn



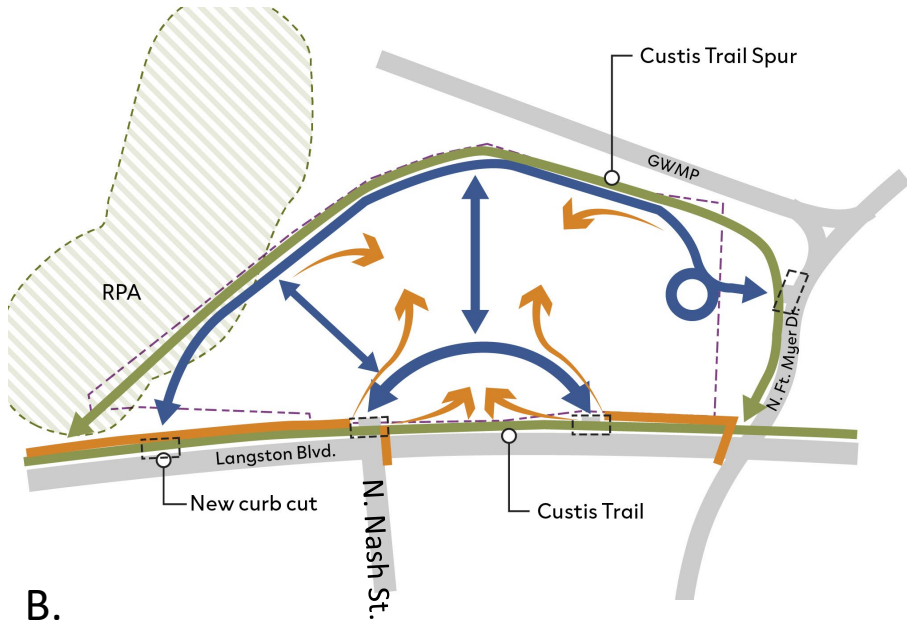


Open Space & Views

1. Provide a **landscaped buffer** and stormwater management along the RPA
2. **Minimize impervious surfaces** and include **extensive tree canopy coverage** to reduce urban heat island effect, improve air quality, and provide access to nature
3. Foster a strong physical and visual **relationship with Gateway Park** with complementary uses and design, such as extension of pathways, planting palette, pavement choice, or lighting
4. Carefully explore **potential for public access to meaningful views** of the river, D.C., and Rosslyn

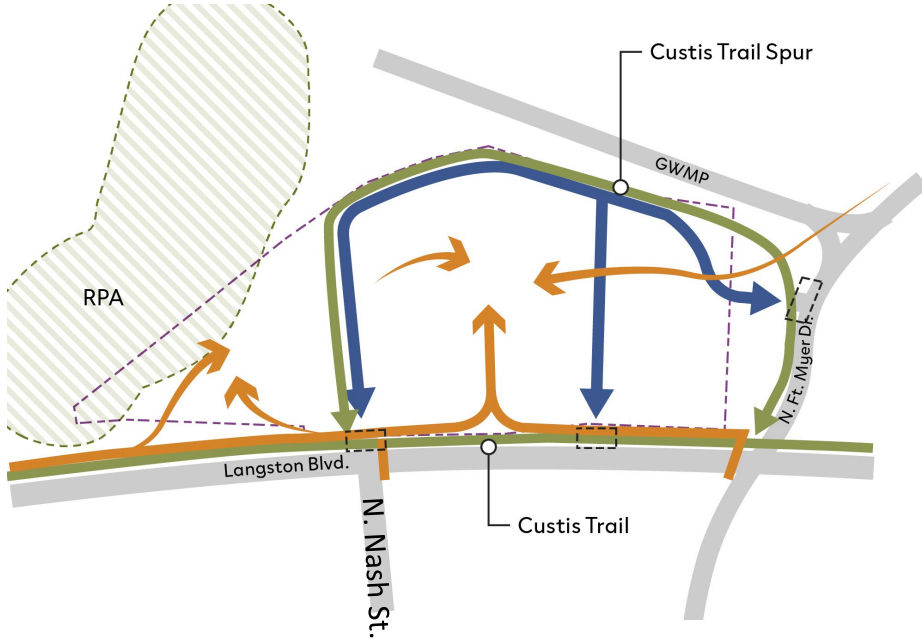


A.



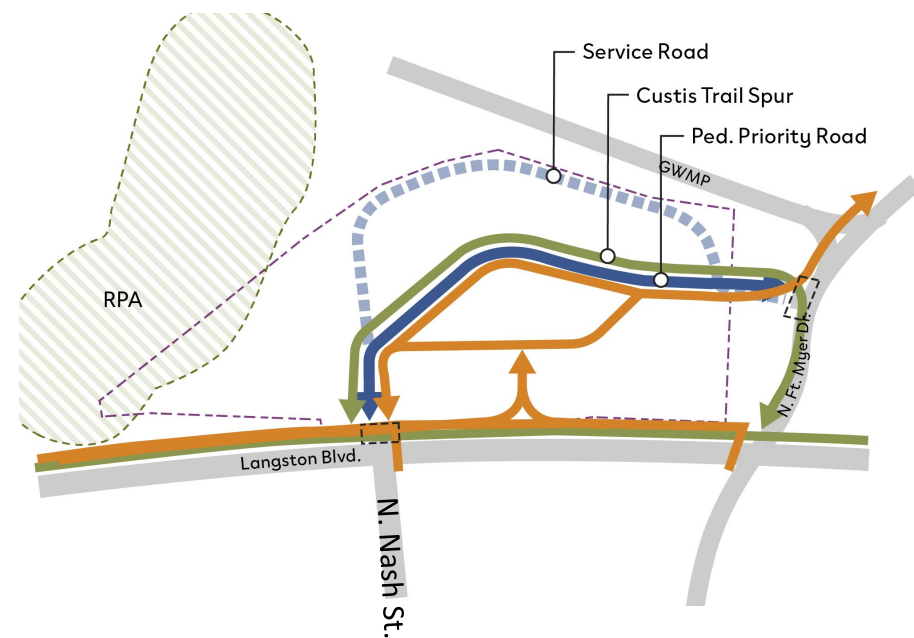
- Greater vehicular access and connectivity
- Adds a curb cut = more ped crossings

B.



- No disturbance to the RPA
- No car activity in the center of the site
- Extension of N. Nash St.

C.



- No disturbance to the RPA
- Minimizes disturbance to the edges of the site
- Removes one curb cut

ACCESS & CIRCULATION STUDIES

Safety

Walkability

Extension of Rosslyn Street Grid

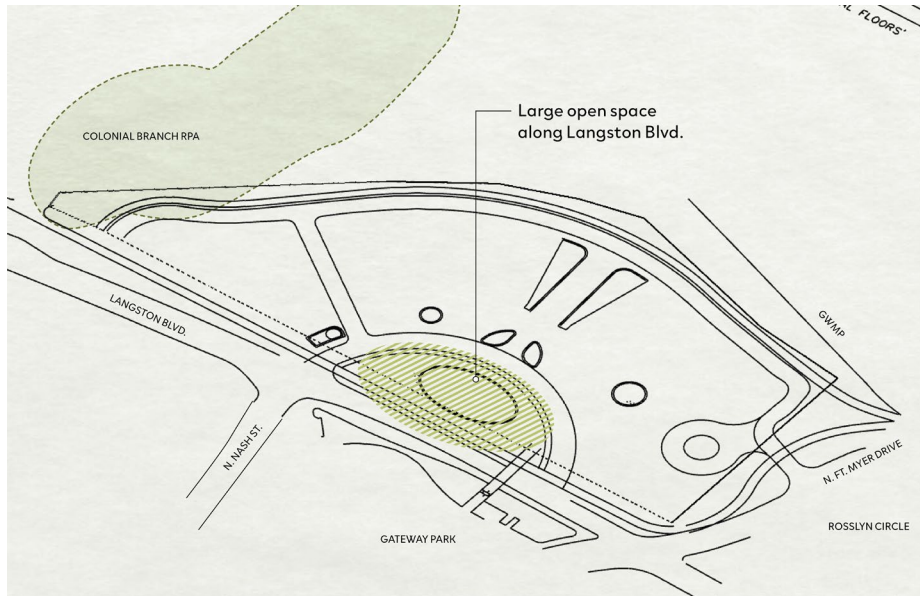
- Vehicular access
- Bike access
- Pedestrian access

OPEN SPACE STUDIES

Sensitivity to RPA

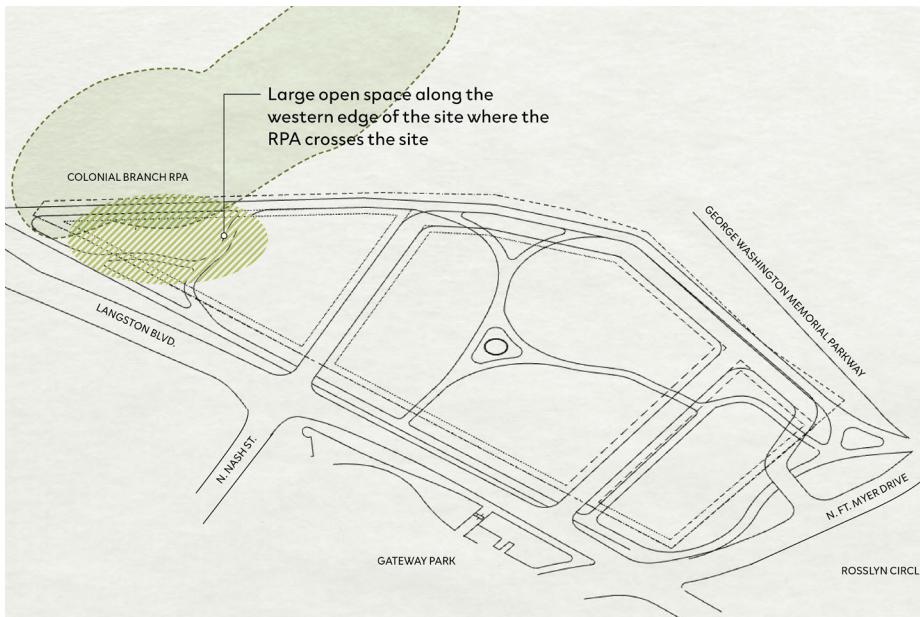
Relationship to Gateway Park

A.



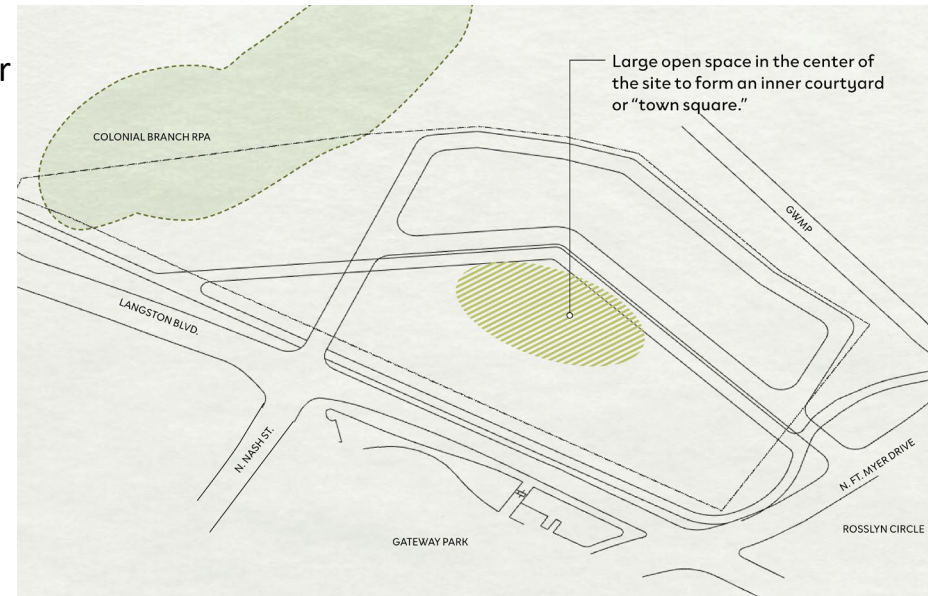
- Open space is adjacent to Gateway Park

B.



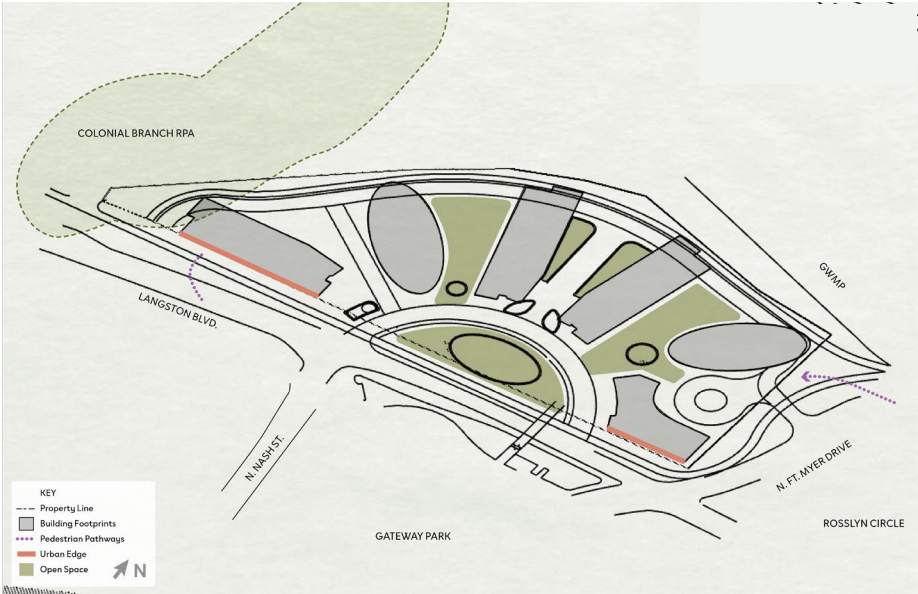
- Opportunity for stormwater management along RPA

C.



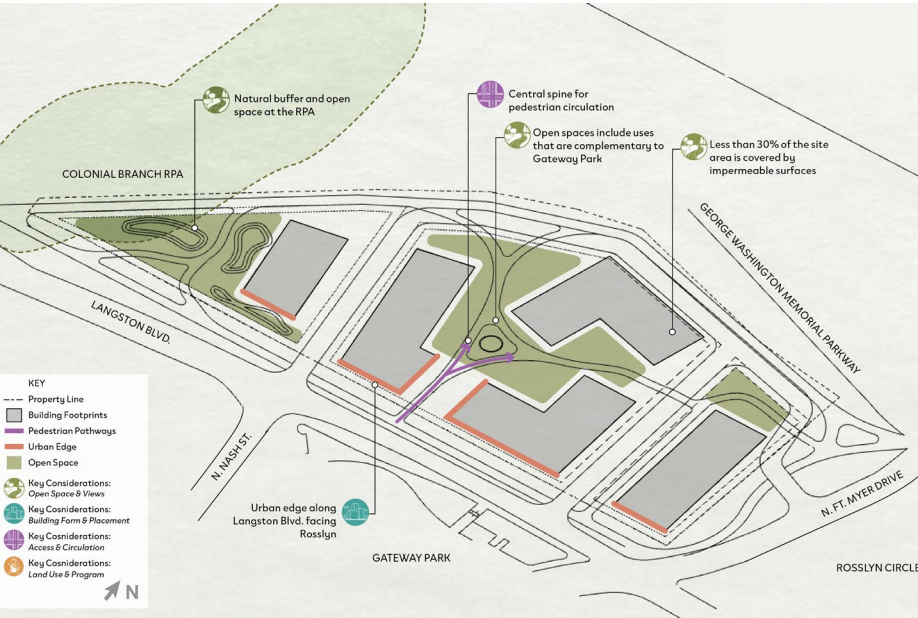
- Creates a central courtyard or "town square"
- Open space is set back from Langston Blvd.

A.



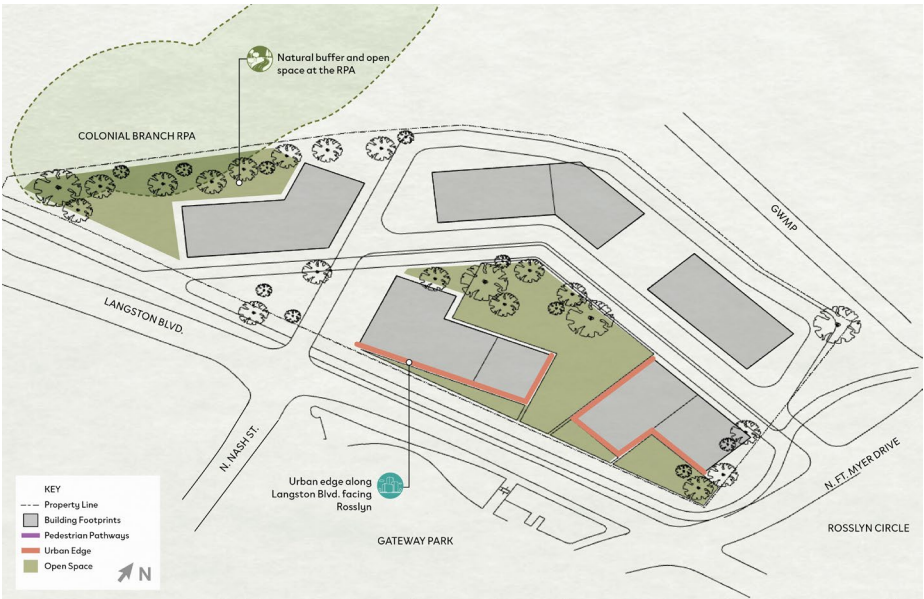
- Large open space adjacent to Gateway Park

B.



- Opportunity management along RPA + smaller open space in the center

C.



- Creates a central courtyard or "town square"
- Smaller open space "pockets" along Langston Blvd.
- Opportunity management along RPA + smaller open space in the center



Access & Circulation

What feedback/reactions do you have to the Key Considerations?

1. Minimize adverse impacts from car activity on site – prioritize **safe pedestrian movement and crossings**
2. Improve **walkability** through streetscape improvements that **activate Langston Blvd**: adequate space, furnishings, plantings, public art, sidewalk cafés, and other programming and design
3. Improve bike facilities and add a **Custis Trail spur** along the northern side of the site for commuters
4. Extend the street grid to make it feel more **integrated** with the rest of Rosslyn

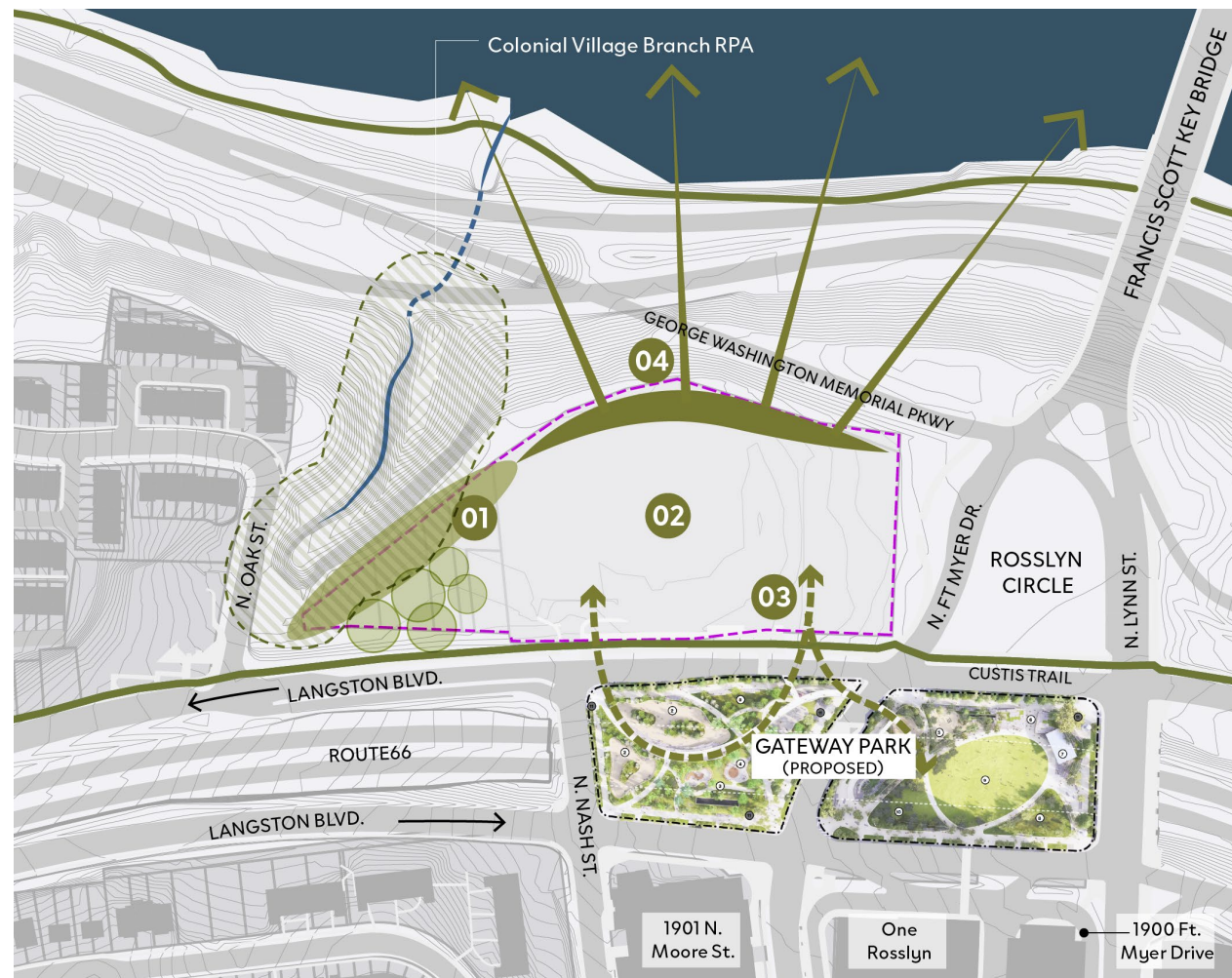




Open Space & Views

What feedback/reactions do you have to the Key Considerations?

1. Provide a landscaped buffer and stormwater management along the RPA
2. **Minimize impervious surfaces** and include **extensive tree canopy coverage** to reduce urban heat island effect, improve air quality, and provide access to nature
3. Foster a strong physical and visual **relationship with Gateway Park** with complementary uses and design, such as extension of pathways, planting palette, pavement choice, or lighting
4. Carefully explore **potential for public access to meaningful views** of the river, D.C., and Rosslyn from the site and views of the site



Access & Circulation/Open Space & Views - Framing Questions

- **Access & Circulation**

- What factors should guide decisions about access and circulation?
- What elements of each scenario do you like and/or dislike? Why?
- What feedback/reactions do you have to the Key Considerations?

- **Open Space & Views**

- What types of public spaces would best support the site's future vision and the needs of the surrounding community?
- Where do you think open space should be prioritized on site?
- What feedback/reactions do you have to the Key Considerations?

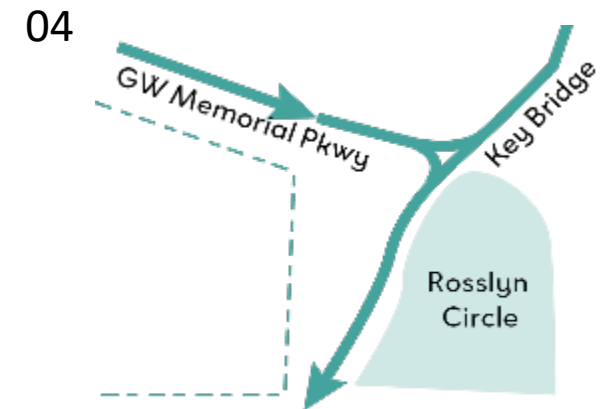
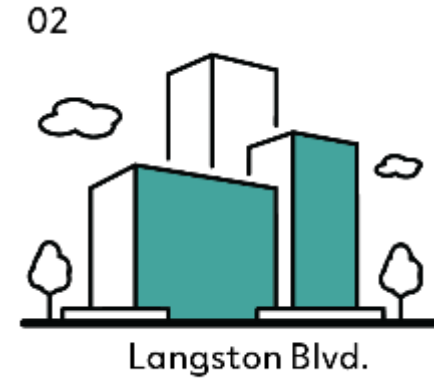
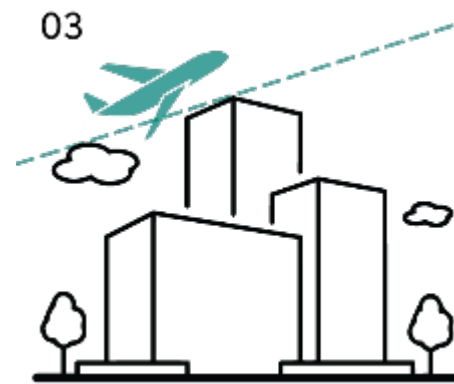
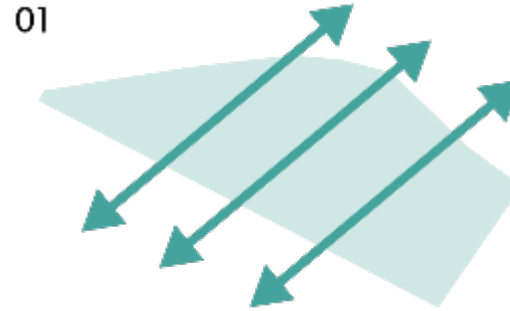
Key Considerations

Building Form & Placement

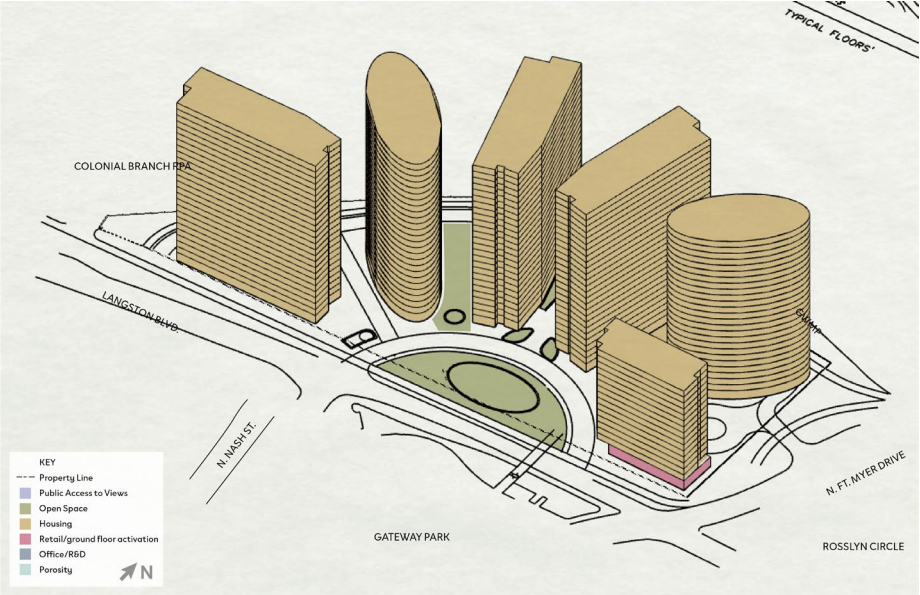


Building Form & Placement

1. Maintain **porosity** through the site
2. Provide an **urban edge** along Langston Blvd that **enhances the street level experience**
3. Limit any adverse impacts to air navigation and operations
4. Building placement should address the relationship to Key Bridge and Rosslyn Circle
5. Provide **distinctive, high-quality architecture** that contributes to a **dynamic Rosslyn skyline**



Example 00



FAR: 8.4

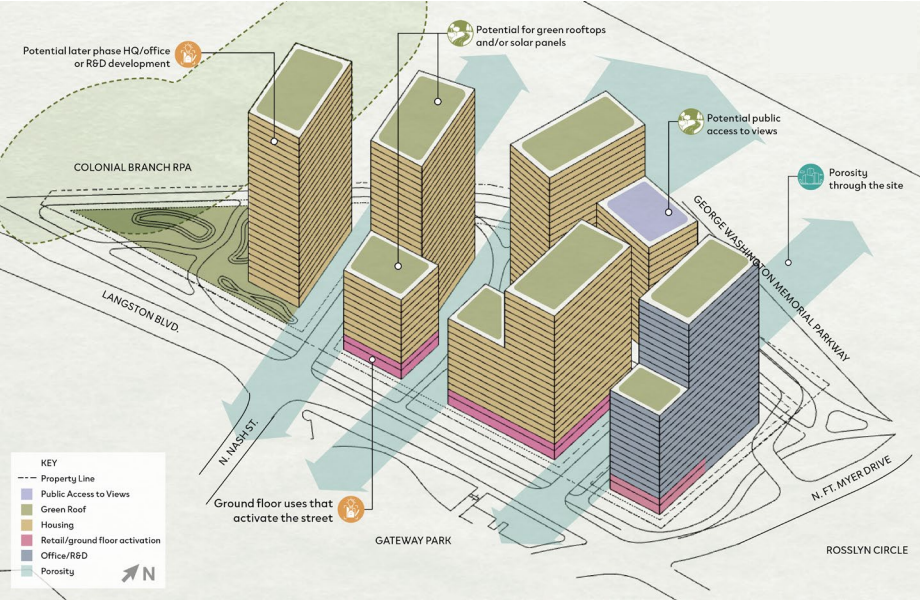
Max Height:
400' AMSL

MASSING STUDIES

Porosity
Ground Floor Activation
Relationship to Key Bridge

- Residential
- Potential R&D
- Ground Floor Activation
- Open Space

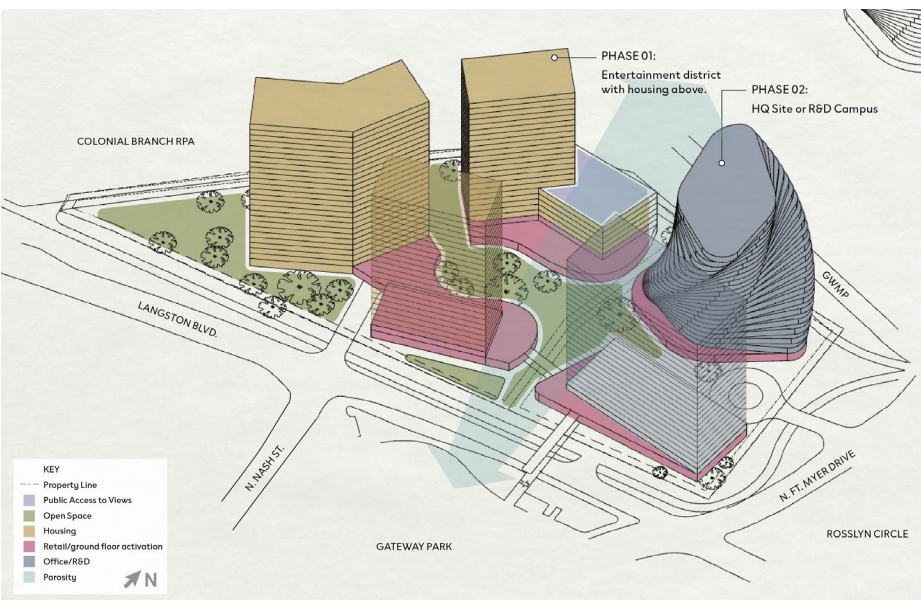
Example 01



FAR: 8.2

Max Height:
400' AMSL

Example 02

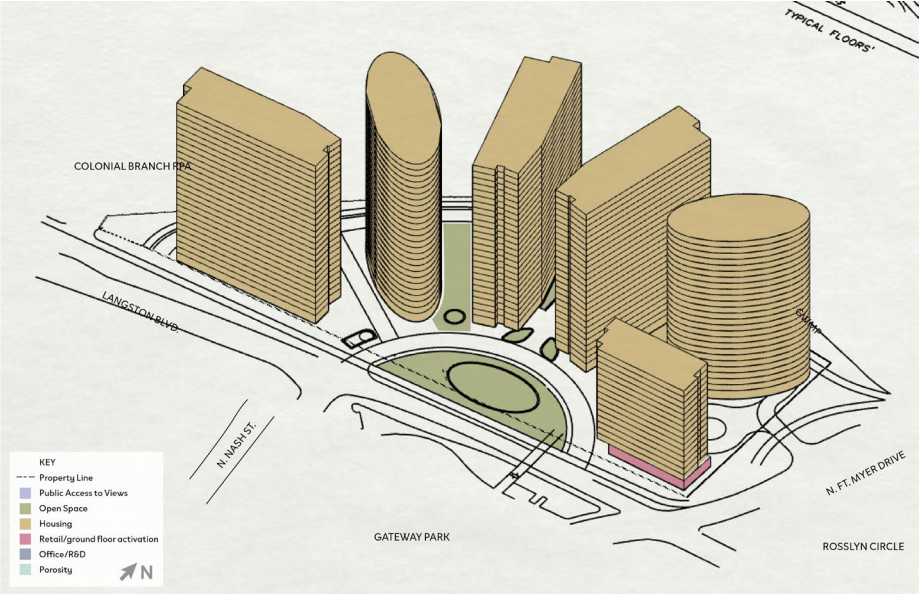


FAR: 7.2

Max Height: 337'
AMSL (below
one engine
inoperative
surface)

Example 00

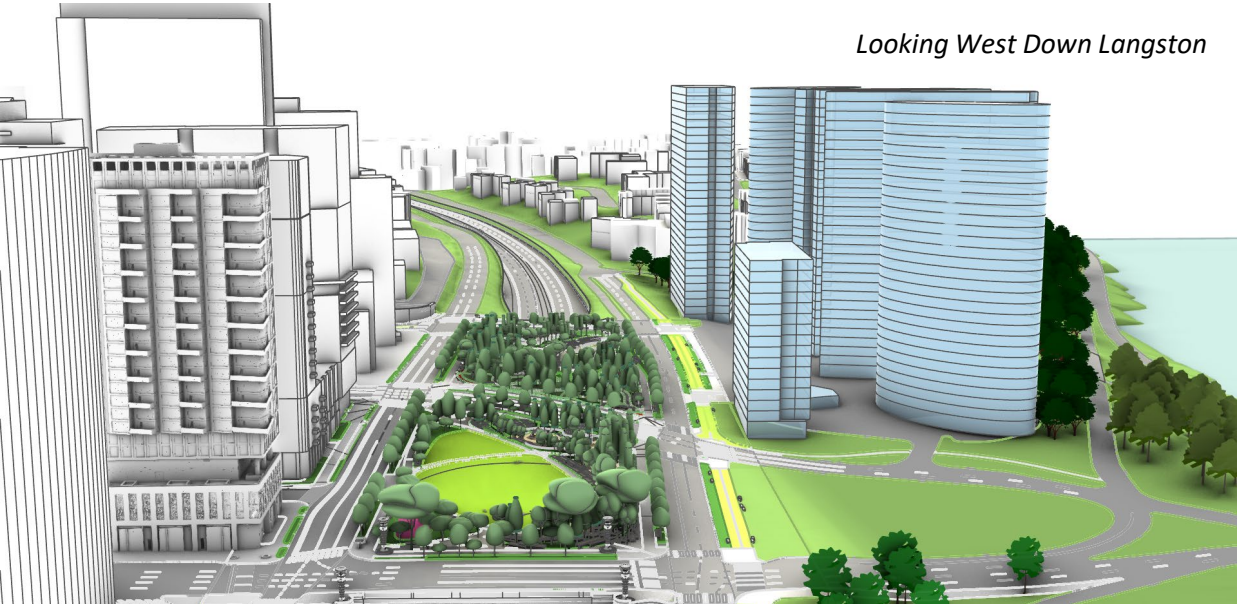
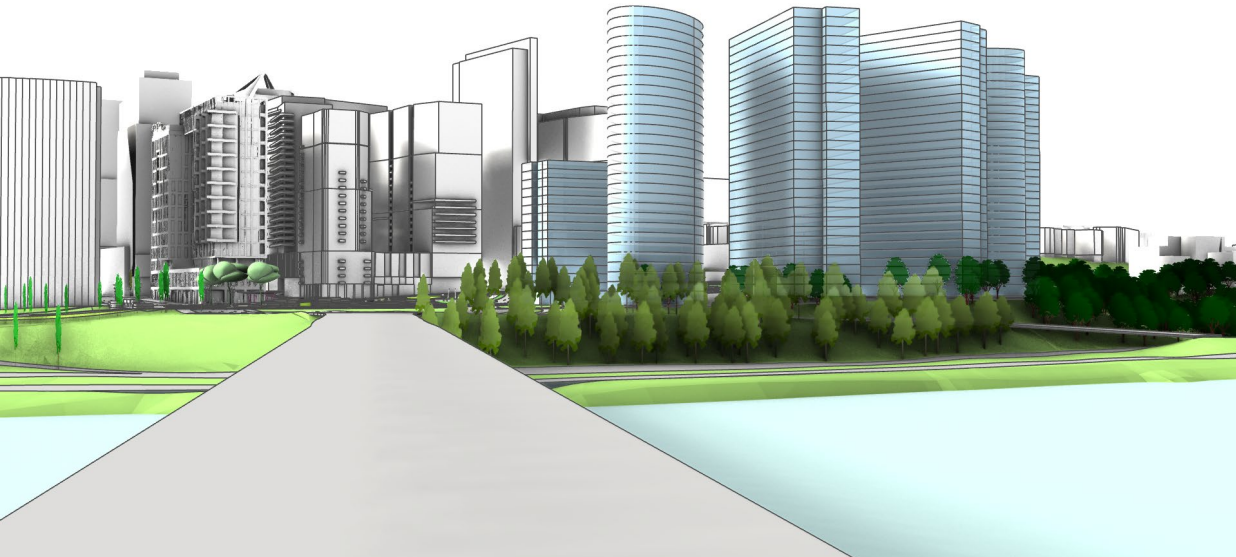
View From Key Bridge



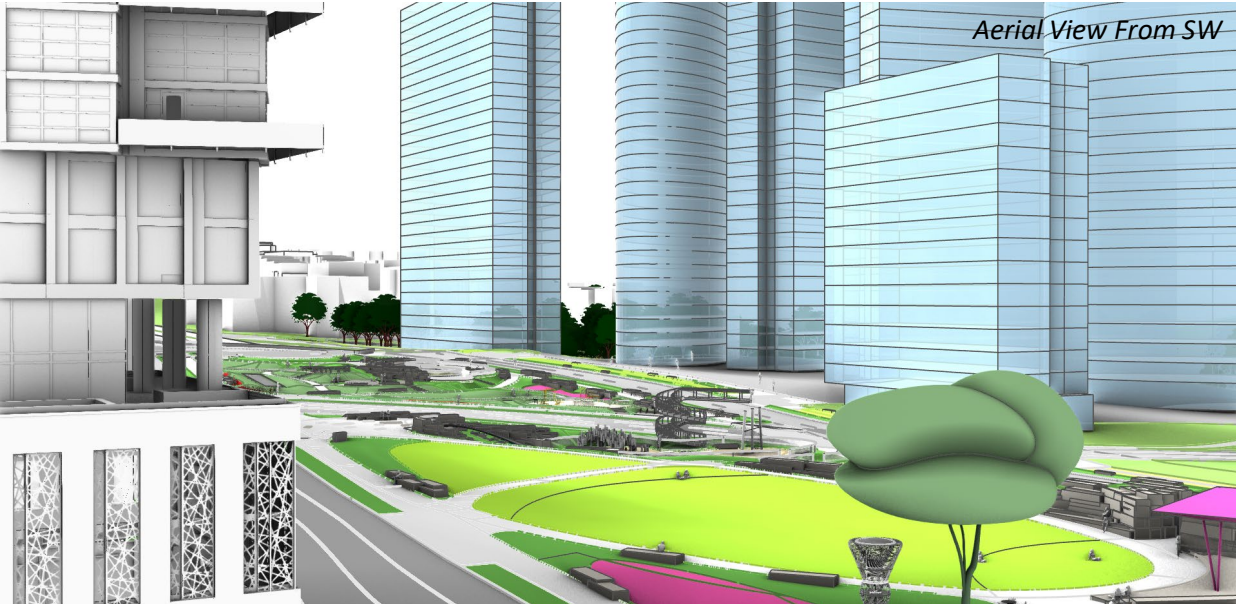
FAR: 8.4

Max Height:
400' AMSL

- Residential
- Potential R&D
- Ground Floor Activation
- Open Space



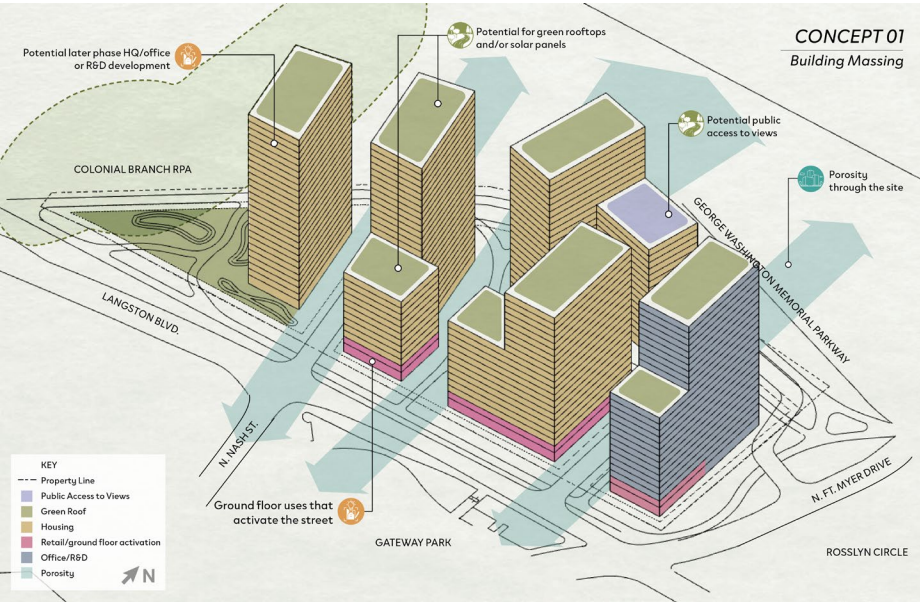
Looking West Down Langston



Aerial View From SW

Example 01

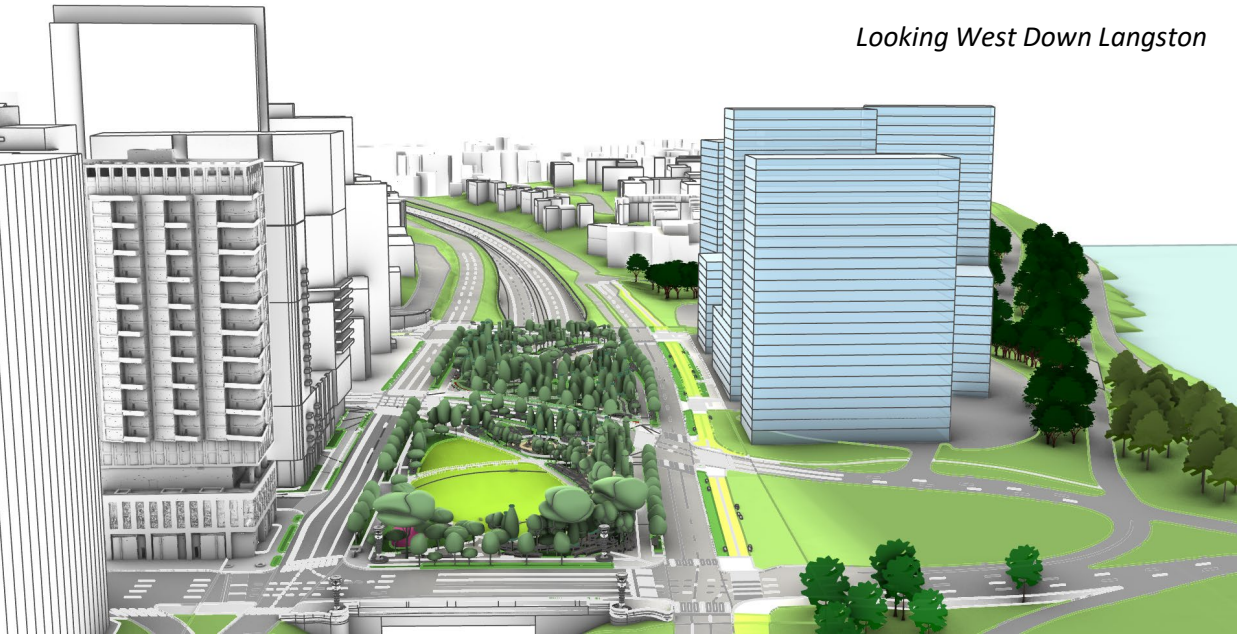
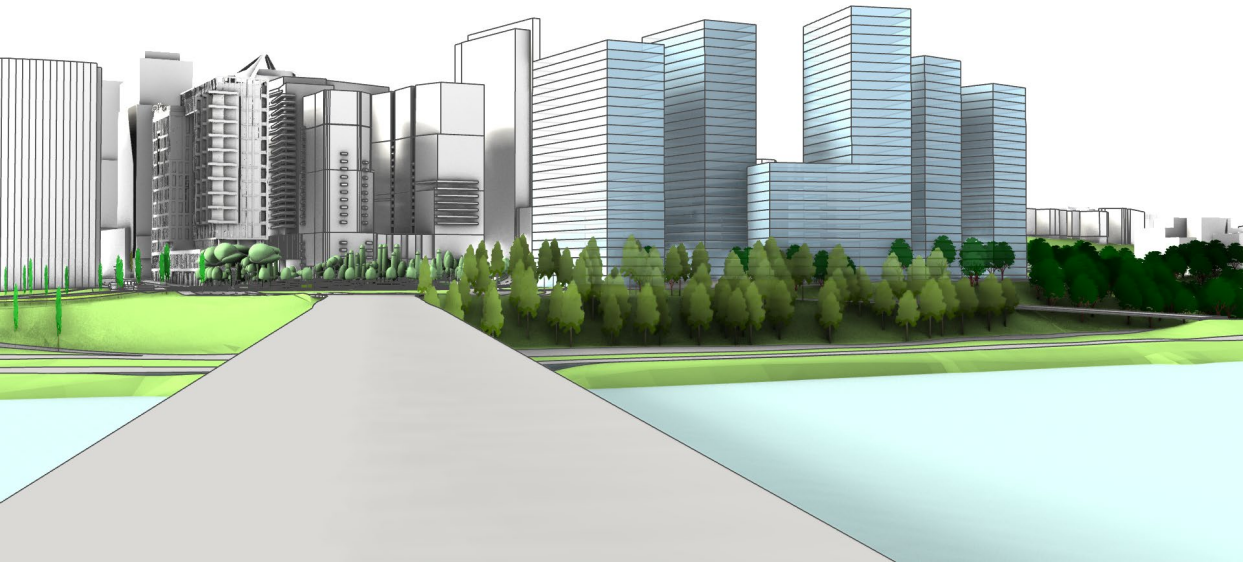
View From Key Bridge



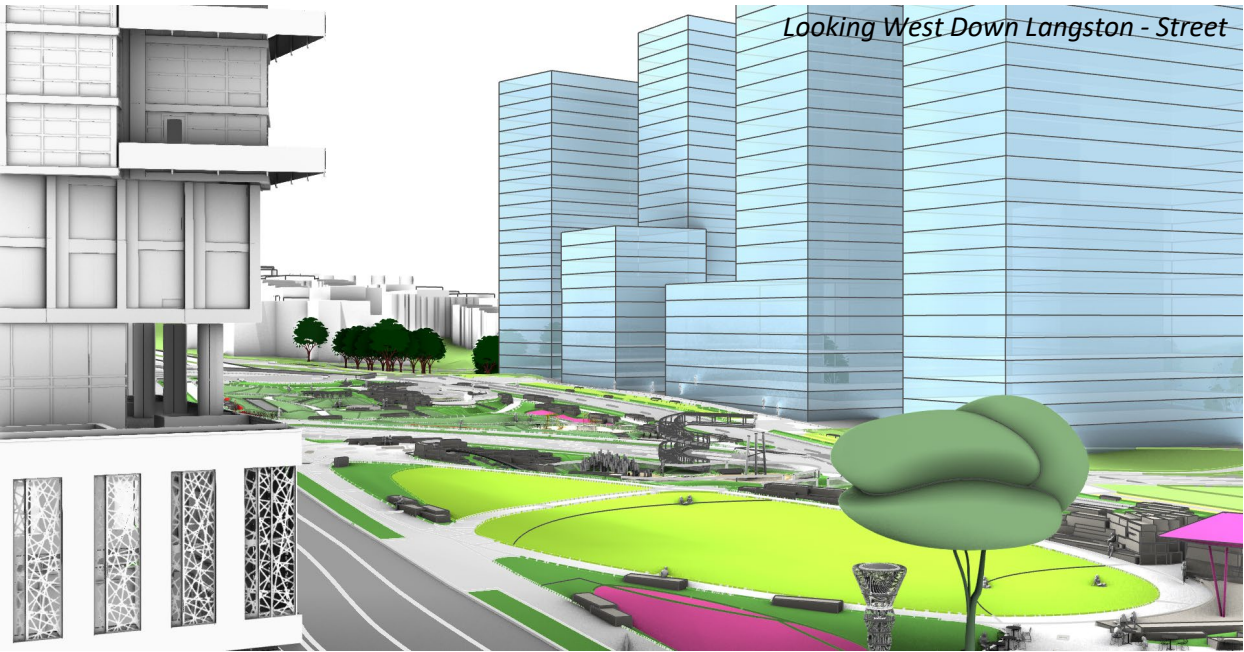
FAR: 8.2

Max Height:
400' AMSL

- Residential
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- Ground Floor Activation
- Open Space



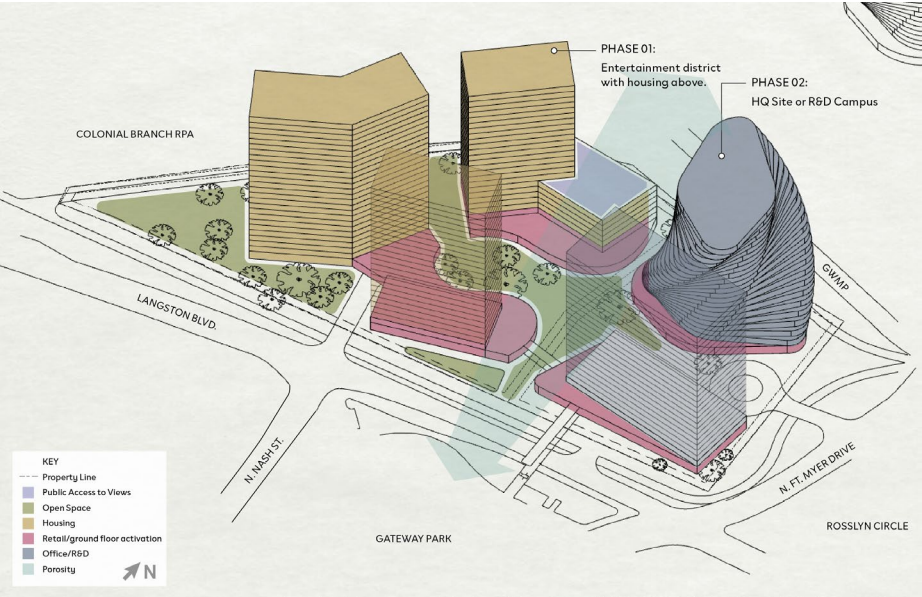
Looking West Down Langston



Looking West Down Langston - Street

Example 02

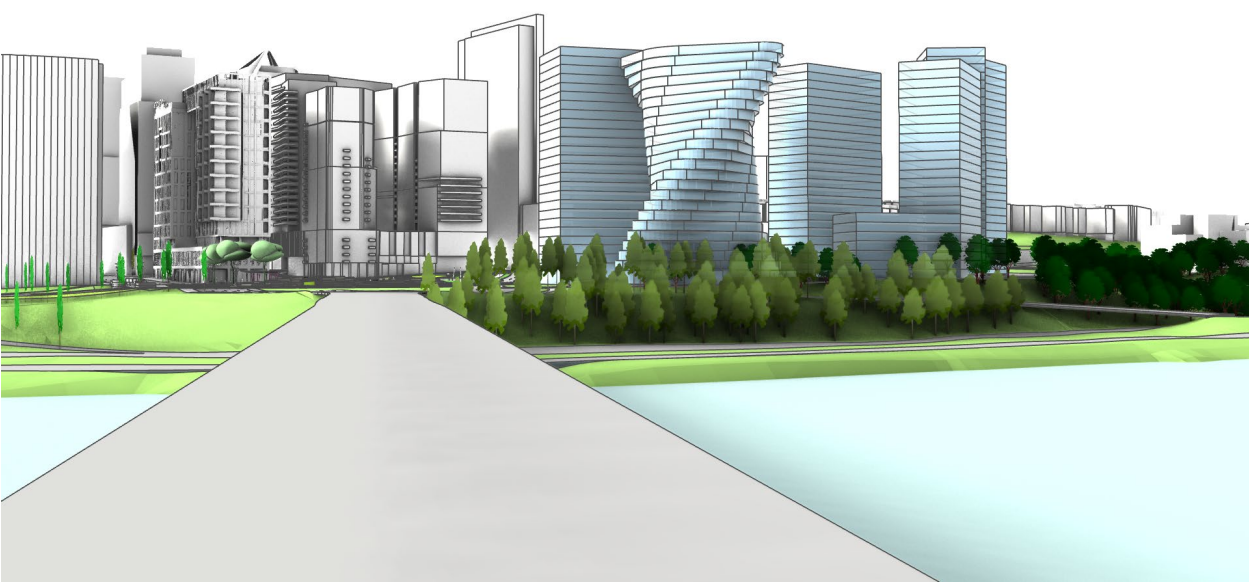
View From Key Bridge



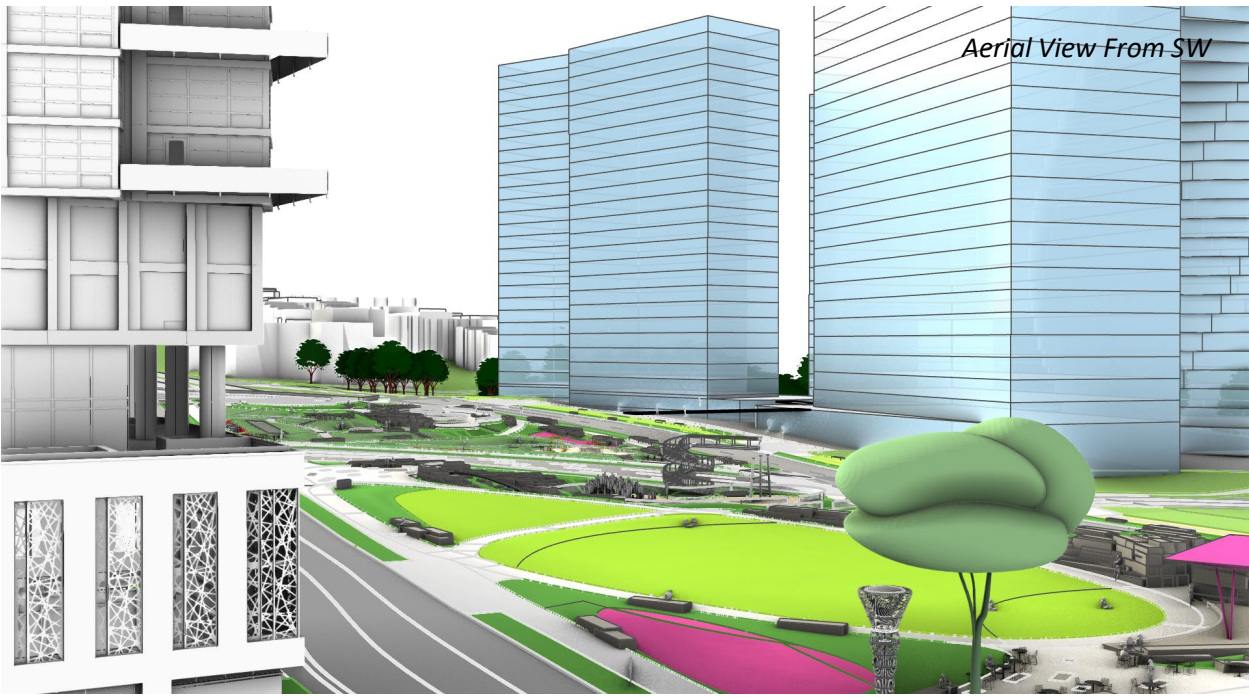
FAR: 7.2

Max Height: 337'
AMSL (below
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surface)

- Residential
- Potential R&D
- Ground Floor Activation
- Open Space

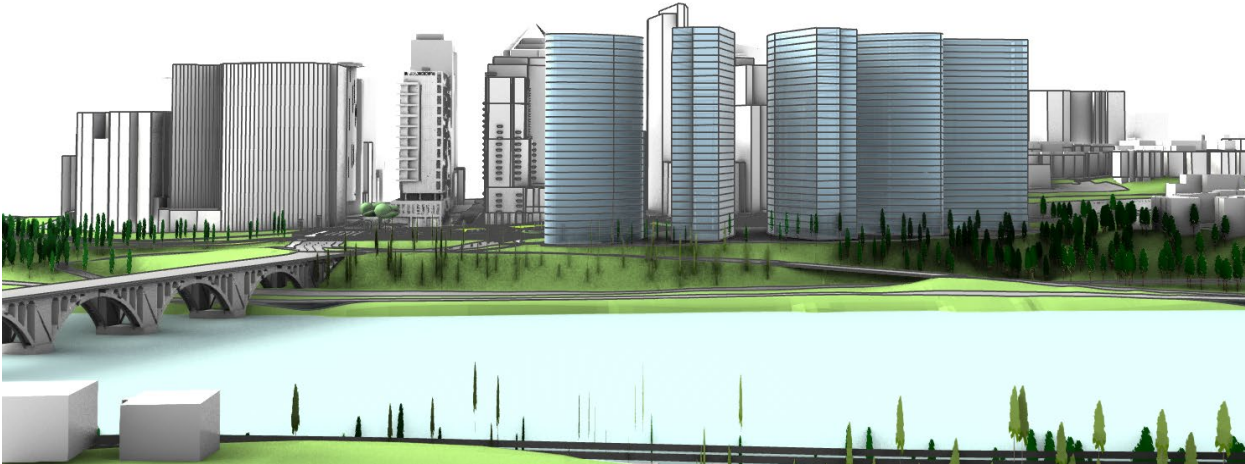


Looking West Down Langston



Aerial View From SW

Uniform height with no tapering

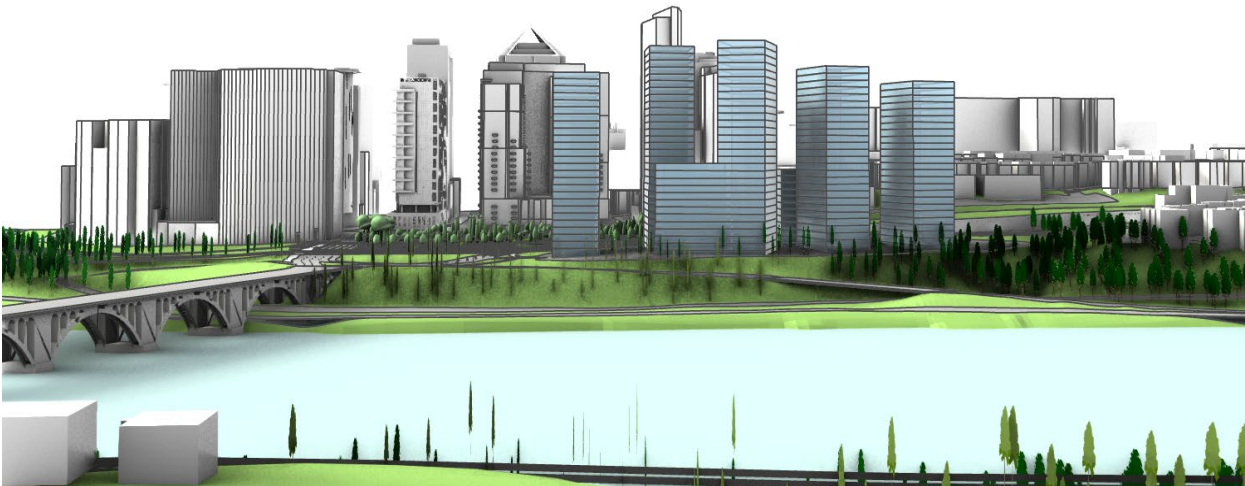


VIEW FROM GEORGETOWN STUDIES

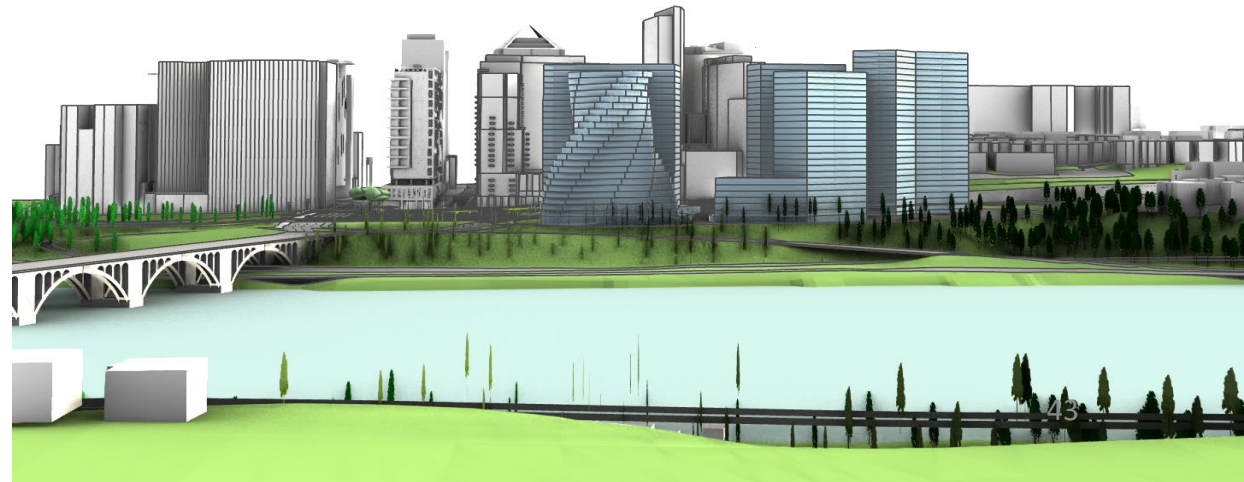
Porosity
Integration w/ the Rosslyn Skyline
Height

**View from Georgetown*

Greatest height in center with tapering to either side



Height stays below the OEI surface and tapers down slightly towards the bridge

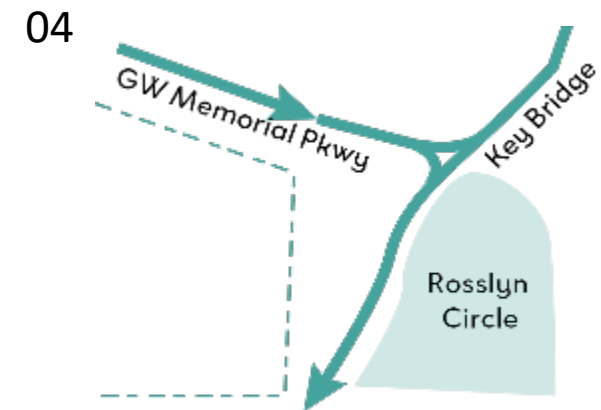
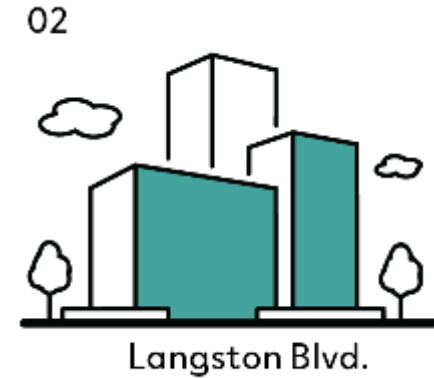
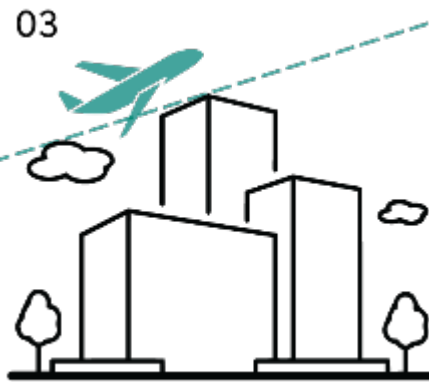
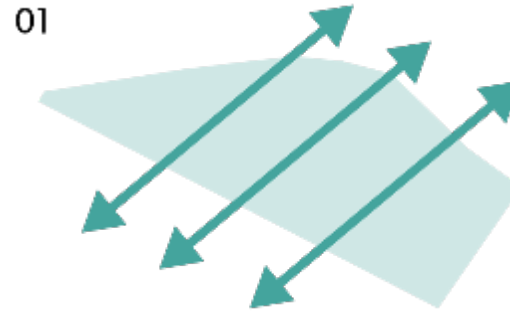




Building Form & Placement

What feedback/reactions you have to the Key Considerations?

1. Maintain **porosity** through the site
2. Provide an **urban edge** along Langston Blvd that **enhances the street level experience**
3. Limit any adverse impacts to air navigation and operations
4. Building placement should address the relationship to Key Bridge and Rosslyn Circle
5. Provide **distinctive, high-quality architecture** that contributes to a **dynamic Rosslyn skyline**



Building Form & Placement - Framing Questions

Building Form & Placement

- What elements of each example do you like and/or dislike? Why?
- What feedback/reactions do you have to the Key Considerations?

Key Considerations – Summary

Access & Circulation

Activate the Langston Blvd edge, prioritize safe pedestrian and bike access and circulation on site, and integrate with the Rosslyn street grid

Open Space & Views

Provide open spaces that complement Gateway Park, a sensitive transition to the RPA, and meaningful views into and out from the site

Land Use & Program

Provide a mix of uses that helps activate the street and fosters economic resiliency over time

Building Form & Placement

Maintain porosity through the site, ensure buildings that complement the Rosslyn skyline while encouraging iconic form and function

Next Steps

Next Steps

- Companion online engagement session
- Synthesize feedback
- Conduct additional analysis
- Reconvene LRPC in late fall
 - Refined 3-D computer modeling
 - Preliminary Guiding Principles
 - Preliminary trip generation
 - Preliminary student generation



Bird's eye view of site prior to 2025 demolition

Thank You!