

April 29, 2026

Nicholas V. Cumings, Esq.
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

Re: 1401 Langston Boulevard Special General Land Use Plan Study

Dear Mr. Cumings:

The Special General Land Use Plan (GLUP) Study initial review application that you filed for the property located at 1401 Langston Boulevard has been reviewed by staff and the Long Range Planning Committee (LRPC) of the Planning Commission. Staff, in consultation with the LRPC, has determined that the request for a Tier II Special GLUP Study at this subject property will be granted (see attached memorandum from the LRPC Chair). This in no way should be deemed an endorsement of the GLUP change requested in your Special GLUP Study application. This site's gateway location, context, and planning and regulatory history for the site will be important considerations for the study. In addition, while the LRPC Tier I discussion and Chair's memo identify many topics recommended for further evaluation during the Tier II Review, this non-exhaustive list does not preclude additional pertinent subjects from being included in the study.

You may now proceed with submitting the application for a Tier II Special GLUP Study and the related full study fee. In the full Special GLUP Study application, you will need to address how the proposed project meets County goals. Margaret Rhodes will be the Planning Division staff member coordinating the review of this project and can be reached at mtrhodes@arlingtonva.us or (703) 228-0065.

Work on this study is expected to start in spring 2026. If you have any questions, please feel free to contact staff.

Respectfully,



Samia Byrd, AICP
Director

cc: Shannon Flanagan-Watson, CMO
Ryan Samuel, CAO
Anthony Fusarelli, Jr., CPHD
Jennifer Smith, CPHD
Matt Ladd, CPHD
Margaret Rhodes, CPHD