

**Key Considerations and Priorities for LRPC Consideration
Land Use, Access, Open Space, and Building Form
1401 Langston Boulevard (Potomac Overlook)
September 30, 2026**

Topic 1: Land Use

Rosslyn Sector Plan's Vision Principles and Goals:

“Foster a balanced mix of land uses and a high-density development pattern to support a variety of people and activities.”

“Future land use mix...will be guided over time to establish greater balance between commercial uses and residential uses and activities...infusing a critical mass of new housing into the district can support some of the area’s transformation as envisioned in this plan.”

“Adding significantly more housing ...would bring many benefits...More housing would better balance demands on the transportation network, especially during peak periods...It will also help attract more skilled workers, thereby enhancing Rosslyn’s attraction as an employment center.”

“A place to go to, not just through.”

“A place to live, work, and play that engages its daytime and nighttime populations.”

How These Sector Plan Principles Can Be Realized on Our Site:

- Current market conditions demonstrate that, in comparison with other potential land uses, a meaningful number of residential units can be developed on the site in the near future and beyond, helping to achieve the Sector Plan’s goal of “infusing a critical mass of new housing into the district.”
- However, this is a large site that will be built in phases over time. This means that the land use plan for the site needs to be able to adapt to changing conditions.
- Accordingly, and consistent with the Sector Plan’s vision, the land uses permitted on the site, if flexible to allow response to changing conditions, can result in “a balanced mix of land uses and a high-density development pattern to support a variety of people and activities.”

- Flexibility in allowable land uses, coupled with “high-density development” can allow this site to contribute to Rosslyn as “[a] place to live, work, and play that engages its daytime and nighttime populations.”
- Flexible land use can also allow exploration of ways to accomplish site activation, especially along Langston Boulevard opposite Gateway Park.
- Potential ground-floor retail uses, combined with an appropriate configuration of land uses, can deliver the “high quality public spaces” that will engage all Arlington residents and make the site “[a] place to go to, not just through”.
- These retail uses should activate the important Langston Boulevard edge of the site facing Gateway Park so that they attract people to the site, reinforce the activities planned for Gateway Park, and complement rather than simply duplicate the existing retail uses in Rosslyn.

Key Considerations and Priorities for LRPC Consideration:

1. This is a large site that will be built in phases over time. This means that the land use plan for the site needs to be able to adapt to changing conditions. In order to maximize the potential for developing a mix of uses on the site over time, the land uses permitted on the site should be flexible and consistent with the Sector Plan’s goal of a “high-density development pattern to support a variety of people and activities.”
2. Flexibility in land use is also critical to meet the “live, work, and play” goal in the Sector Plan and will allow the site plan to be responsive to future economic changes as well as to accommodate a major corporate office user sourced by Arlington’s EDA or another unique opportunity that may emerge over time.
3. As envisioned in the Rosslyn Sector Plan, land uses should enable the “unique vistas,” “urban pattern of buildings,” “open spaces,” and “breathtaking views of the nation’s capital” by providing for building separation and creation of extensive public open space to complement Gateway Park.

Topic 2: Access

Rosslyn Sector Plan's Vision Principles and Goals:

"Rosslyn will be accessible via exceptional transportation connections and choices."

"Rosslyn's residents and employees will have the freedom to be truly vehicle independent..."

"Safe, dedicated cycle tracks..."

"Rosslyn will be a walkable neighborhood connecting people with community and choices."

How These Sector Plan Principles Can Be Realized on Our Site:

- Retain and redesign the pedestrian bridge connection to Gateway Park that provides direct walkable access between the site and the rest of Rosslyn and its retail amenities, Metrobus stops, and the Metrorail Station.
- Provide a dedicated bike and pedestrian path along the northern edge of the site along National Park land to provide safe, car-free Custis Trail connections, ameliorating the current vehicle, pedestrian, and bike conflicts along the site's Langston Boulevard frontage.
- Include Capital Bikeshare docking stations.
- Create multiple vehicular entry points to relieve potential traffic congestion.

Key Considerations and Priorities for LRPC Consideration:

1. Provide for enhanced access, connectivity, and safety for all modes of travel in and around the site.
2. Support a redesigned and improved pedestrian bridge connecting the site to Gateway Park, providing for pedestrian access to and from the site to Rosslyn's retail amenities and public transportation.
3. Support ways to minimize pedestrian and bike conflicts along Langston Boulevard, including a safe on-site pedestrian and bike extension of Custis Trail along the property's northern edge.
4. Provide for creation of multiple points of vehicular entry and exit.

Topic 3: Open Space

Rosslyn Sector Plan's Vision Principles and Goals:

“Rosslyn will be a global destination with a unique skyline, unique vistas, and exceptional value.”

“Achieve connectivity among a diverse network of public parks and open spaces that also engage the Potomac waterfront.”

“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.”

“High quality public spaces from Rosslyn’s core to its Potomac edge will come alive with a wide variety of people.”

“An experiential journey of discovery on foot.”

“Buildings, sidewalks, streets, and parks designed for and accessible to everyone.”

“An Esplanade that links central Rosslyn to the riverfront and boathouse.”

“A variety of connected parks, green plazas, and recreational areas.”

“A sustainable urban environment integrated with its landscape.”

“Rosslyn – reconnecting with the River.”

How These Sector Plan Principles Can Be Realized on Our Site:

- To achieve the “unique vistas,” “an urban pattern of buildings,” “open spaces,” and “breathtaking views of the nation’s capital” as envisioned in the Rosslyn Sector Plan, construct tall, slender buildings sufficiently separated and placed to create a dynamic urban plan.
- This placement and separation allows up to 2/3rds of the site to be “open spaces,” providing visual transparency through the site with its “unique vistas” and “breathtaking views of the nation’s capital” as well as “tree lined,” “high quality public spaces from Rosslyn’s core to its Potomac edge.”
- This approach is dramatically different from the rest of Rosslyn’s tightly packed core and creates a differentiated “attractive and memorable skyline.”
- Tall, slender buildings and their physical separation provide “viewsheds to people walking down the street, in their conference rooms, and on their balconies”

- To “celebrate the experience of nature” a large park along Langston Boulevard complements but doesn’t overshadow Gateway Park, serves as a forecourt for the site, and provides a natural green space allowing separation and respite from the heavily traveled Langston Boulevard.
- This on-site park sits at the southern edge of a development, leading to a series of “green plazas” and meandering paths, all “designed for and accessible to everyone,” while leaving ample space on site for placement of buildings with appropriate building separation.
- Such paths lead to the exact place envisioned by the Sector Plan: “an Esplanade that links central Rosslyn to the riverfront” and realizes the vision of “Rosslyn – reconnecting with the River.” Recall that the 18th Street Corridor and river frontage at Rosslyn Plaza is not yet realized after many years; this site could deliver that benefit.
- The result is a varied and interesting connection via the pedestrian bridge through the site and to the River that “is an experiential journey of discovery on foot.”
- And, by focusing on how the built environment and landscaped environment support each other, the plan provides “a sustainable urban environment integrated with its landscape.

Key Considerations and Priorities for LRPC Consideration:

1. To achieve the Sector Plan’s vision for open space, while respecting the need for an economically viable project, F.A.R. should be applied to building height instead of to larger building footprints in order to achieve floor plate sizes, proportions, and configurations that yield marketable buildings and simultaneously to maximize open space, provide light and air, and preserve views from and through the site.
2. In order to maximize sustainability, open spaces should include landscaping that is biophilic in design and a tree canopy over 25% of the site.
3. New open space along the Langston Boulevard frontage offers a way to integrate the site with its immediate surroundings. Accessible by the redesigned pedestrian bridge, this open space will extend Gateway Park, Rosslyn’s largest and most important civic open space, and provide the opportunity for coordinated activation.
4. Pathways through open space on the site should provide clear and publicly accessible connections through the site to the Potomac River.
5. To the extent economically feasible given the extensive underground granite shelf that makes underground parking and loading especially costly, improve the

quality of open space on the site by providing underground facilities for parking, loading and deliveries.

Topic 4: Building Form

Rosslyn Sector Plan's Vision Principles and Goals:

"Rosslyn will be a global destination with a dynamic skyline, unique vistas, and exceptional value."

"[T]he northern gateway of Rosslyn presents a tremendous opportunity to transform the areas that collectively define the experience of entering and exiting Rosslyn from this location."

"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."

"World-class architecture will enhance the experience of living and working in Rosslyn."

"Rosslyn's built environment will offer varying building heights and forms, offering viewsheds to people walking down the street, in their conference rooms, and on their balconies."

"Rosslyn as a world-class downtown...buildings should be distinguished by their shape, material, color and peaks to contribute to an interesting and memorable skyline."

"Provide for building floor plate sizes, proportions, and configurations that will yield marketable buildings and provide flexibility for multiple use options."

"Design will also focus on the direction a building faces, opportunities to present narrow edges to adjacent neighborhoods, and generous sections of sky and sun."

How These Sector Plan Principles Can Be Realized on Our Site:

- Development should have an architectural design that meets the goal of "Rosslyn as a world-class downtown" and contributing to "an interesting and memorable skyline."
- Development should be varied in height, "shape, materials, and color" to contribute to an interesting and varied Rosslyn skyline.
- Development should present the "narrow edge" of the western-most building towards North Highlands.
- While building heights of up to 470 feet above sea level and densities of up to 10.0 F.A.R. are allowed in the C-O Rosslyn, Mixed Use Rosslyn District, given the gradual slope of Rosslyn as the land falls towards the River, buildings on this site

can be approximately 50 feet shorter than the Rosslyn Towers project directly across Langston Boulevard and still be economically feasible.

- Tall, slender buildings with physical separation allow for “generous sections of sky and sun” both on site, for Gateway Park, and for nearby Rosslyn buildings.

Key Considerations and Priorities for LRPC Consideration:

1. Building heights should not exceed 435 feet above sea level. This height is fully consistent with the Federal Aviation Administration’s “Determination of No Hazard to Air Navigation” for the site and would be a step down from the 470-foot-tall buildings across Langston Boulevard and permitted elsewhere in Rosslyn, as well as from the maximum height allowed under C-O Rosslyn, Mixed Use Rosslyn District zoning.
2. Building designs should be varied in their “shape, material, color and peaks,” and the architectural design of the buildings should be of the highest quality and timeless.
3. F.A.R. should not exceed the 10.0 density permitted in the Sector Plan, except as may be needed to accommodate a corporate office user targeted by Arlington Economic Development.
4. The building on the westernmost portion of the site should turn its narrow edge towards the North Highlands neighborhood.