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April 23, 2026

Margaret Rhodes, Principal Planner
Department of Community Planning, Housing and Development
Arlington County
2100 Clarendon Boulevard, Suite 700
Arlington, VA 22201

Re: 1401 Langston Boulevard Special GLUP Study

Dear Ms. Rhodes:

I write this letter in accordance with the Special General Land Use Plan (GLUP) Study Process that states after the Long Range Planning Committee (LRPC) meets on a Special GLUP Study request, the Chair of the LRPC transmits a letter to staff with the findings of the meeting.

On March 18, 2026, the LRPC met to review a Special GLUP Study Tier I application for 1401 Langston Boulevard. The applicant, KBLH, LLC, is requesting either to:

- 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
- 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.

Beyond members of the Planning Commission, attendees invited to participate in the expanded LRPC discussion included representatives from the Transportation Commission, the Park and Recreation Commission, the Housing Commission, the Disability Advisory Commission, the Historical Affairs and Landmark Review Board, the Forestry and Natural Resources Commission, the Economic Development Commission, the Climate Change, Energy and Environment Commission, the Pedestrian Advisory Committee, the Bicycle Advisory Committee, the Transit Advisory Committee, the North Highlands and North Rosslyn Civic Associations, the Palisades Park and Georgetown Vista Homeowners' Associations and the applicant.

Staff presented background information, a site analysis and process considerations, while the applicant presented an overview of the application and the rationale for the request. In its presentation, staff concluded that, given the lack of adopted planning guidance in this area, a full Tier II Special GLUP Study review is warranted to determine what GLUP category or categories may be appropriate for this specific area. Through the LRPC discussion, there was a clear and general consensus among the roster members that a Tier II Full Special GLUP Study, as recommended by staff, is warranted.

The LRPC also discussed topics that should be considered for further evaluation during the Tier II review. These topics include the following:

- Land Use
 - GLUP and Zoning
 - retail or commercial activation
 - placemaking uses and features
 - affordable housing
 - home ownership opportunities
- Building Massing and Design
 - building height and density, with particular attention to the skyline and “gateway” location
 - building form and scale
 - transitions to the surrounding areas
 - architecture and landscape architecture
 - visual impacts along the George Washington Memorial Parkway
 - views to and from the site and from the core of Rosslyn and across the river/Georgetown
- Transportation
 - transportation connectivity/relationship to Gateway Park, bike trails, the Palisades, Rosslyn Metro station, Key Bridge, Georgetown, Potomac River, the planned boathouse and the rest of Rosslyn, and nature
 - transportation infrastructure and street improvements
 - status of the pedestrian bridge to Gateway Park
 - bike trail enhancements
 - pedestrian and bicyclist circulation, connectivity and safety
 - streetscape improvements, including consideration for pick-up and drop-off
 - working towards the Langston Blvd “complete street” vision
- Natural Resources and the Environment
 - sustainability
 - biophilia
 - stormwater management
 - wildlife corridors
 - tree canopy
 - prioritizing native plants and invasive plant mitigation

- Public Space
 - open space and green space, including Gateway Park activation
 - viewshed considerations to and from the site
 - cultural and civic opportunities
 - public art
 - incorporating the history of the area
- Public Facilities
 - APS student generation
 - other essential public services
- Rosslyn Sector Plan guidance, as it applies to the above topics

The LRPC looks forward to working with staff, the applicant and the community as this study moves forward.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Tenley Peterson', with a stylized flourish at the end.

Tenley Peterson, Chair
Long Range Planning Committee
Arlington County Planning Commission