



May 2026

1400 KEY BLVD
1401 WILSON BLVD

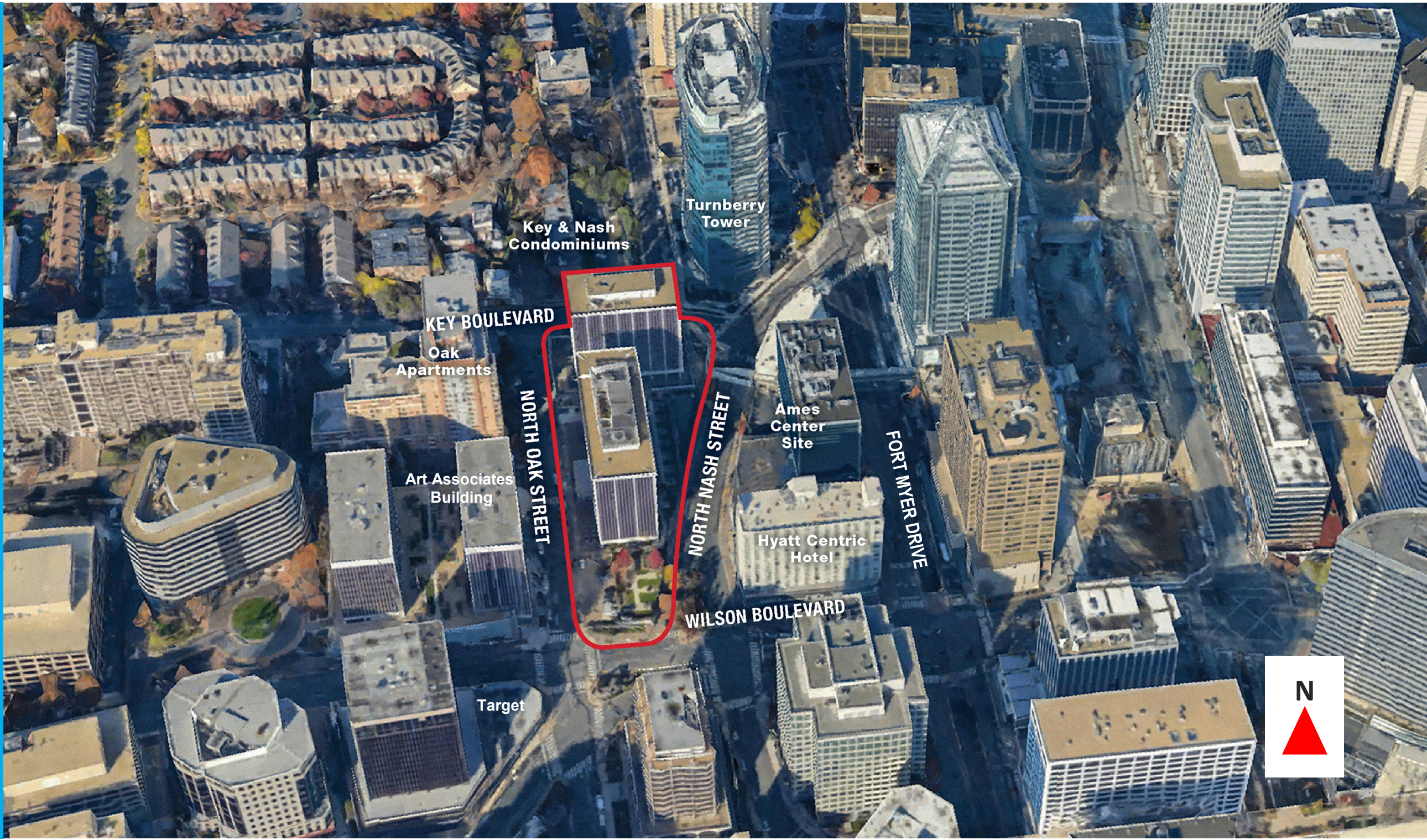
ROSSLYN



MONDAY
PROPERTIES

PROJECT TEAM





Key & Nash
Condominiums

Turnberry
Tower

KEY BOULEVARD

Oak
Apartments

NORTH OAK STREET

Art Associates
Building

Ames
Center
Site

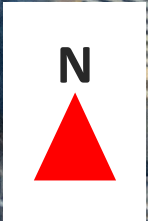
NORTH NASH STREET

FORT MYER DRIVE

Hyatt Centric
Hotel

WILSON BOULEVARD

Target



ZONING, GLUP & SECTOR PLAN

ZONING & GLUP

- Zoning: C-O Rosslyn Mixed-Use
- GLUP: “High” Office-Apartment-Hotel
Rosslyn Coordinated Redevelopment District

ROSSLYN SECTOR PLAN GUIDELINES

- Two towers up to 300 feet, separated by park and plaza spaces
- Minimum of 30% residential use and vibrant retail destinations
- 18th Street Corridor
- Sensitive edge transitions to the Colonial Terrace neighborhood
- Enhanced pedestrian connectivity
- Strong retail presence along N. Oak Street and Wilson Boulevard



2014 APPROVAL (SITE PLAN #429)

SITE AREA

1400 Key	33,688 SF
1401 Wilson	57,926 SF
Total	91,614 SF

SIZE

Office	513,004 SF
Residential	347,596 SF
Retail	55,540 SF
Total	916,140 SF

HEIGHT

1400 Key	313'
1401 Wilson	323'

LEED

Office:	LEED CS Platinum
Residential:	LEED NC Silver



PROPOSAL

PROJECT COMPOSITION

- Two 27-story multifamily residential towers (Key Tower and Wilson Tower)
- 831 residential units total
- 28,959 sq. ft. of ground-floor retail
- Slimmer tower forms increase separation, enhancing public space and viewsheds
- High quality materials - architectural precast, metal paneling, and glass storefront facades

DESIGN INTEGRITY & PLAN ALIGNMENT

- Preserves the integrity of original design – high quality public realm and urban amenities
- Upholds Sector Plan goals for tower separation, open space, and pedestrian connectivity
- Honors prior commitments by achieving LEED Gold certification and following sustainable design principles



UNIT MIX & TYPICAL RESIDENTIAL FLOOR

1401 WILSON BOULEVARD - UNIT MIX SUMMARY

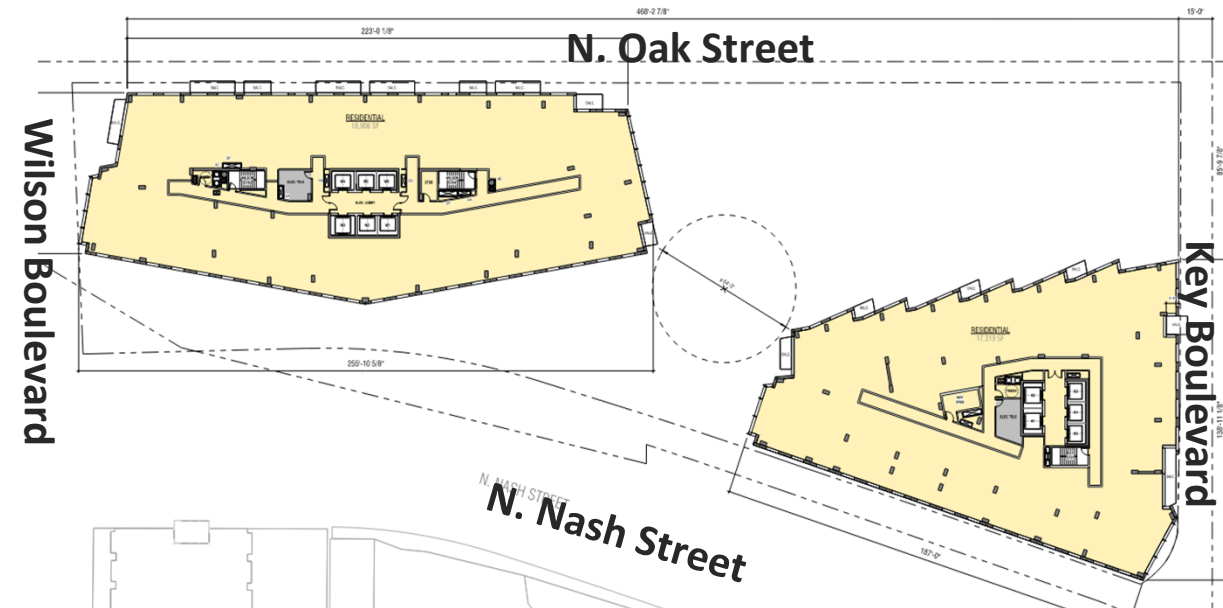
Unit Type	Beds	%	# Units	SF
Studio	0	13.0%	66	422 SF
Jr 1-Bed	1	31.6%	160	574 SF
1-Bed	1	20.8%	105	717 SF
1-Bed + Den	1	9.5%	48	829 SF
Jr 2-Bed	2	4.5%	23	941 SF
2-Bed	2	16.6%	84	1,140 SF
2-Bed + Den	3	1.2%	6	1,306 SF
3-Bed	3	2.8%	14	1,439 SF
Totals/Avg		100.0%	506	751 SF

1400 KEY BOULEVARD - UNIT MIX SUMMARY

Unit Type	Beds	%	# Units	SF
Jr 1-Bed	1	14.5%	47	659 SF
1-Bed	1	25.8%	84	773 SF
1-Bed + Den	1	6.8%	22	922 SF
Jr 2-Bed	1	20.3%	66	1,069 SF
2-Bed	2	20.9%	68	1,334 SF
2-Bed + Den	3	6.8%	22	1,425 SF
3-Bed	3	4.9%	16	1,515 SF
Totals/Avg		100.0%	325	1,025 SF

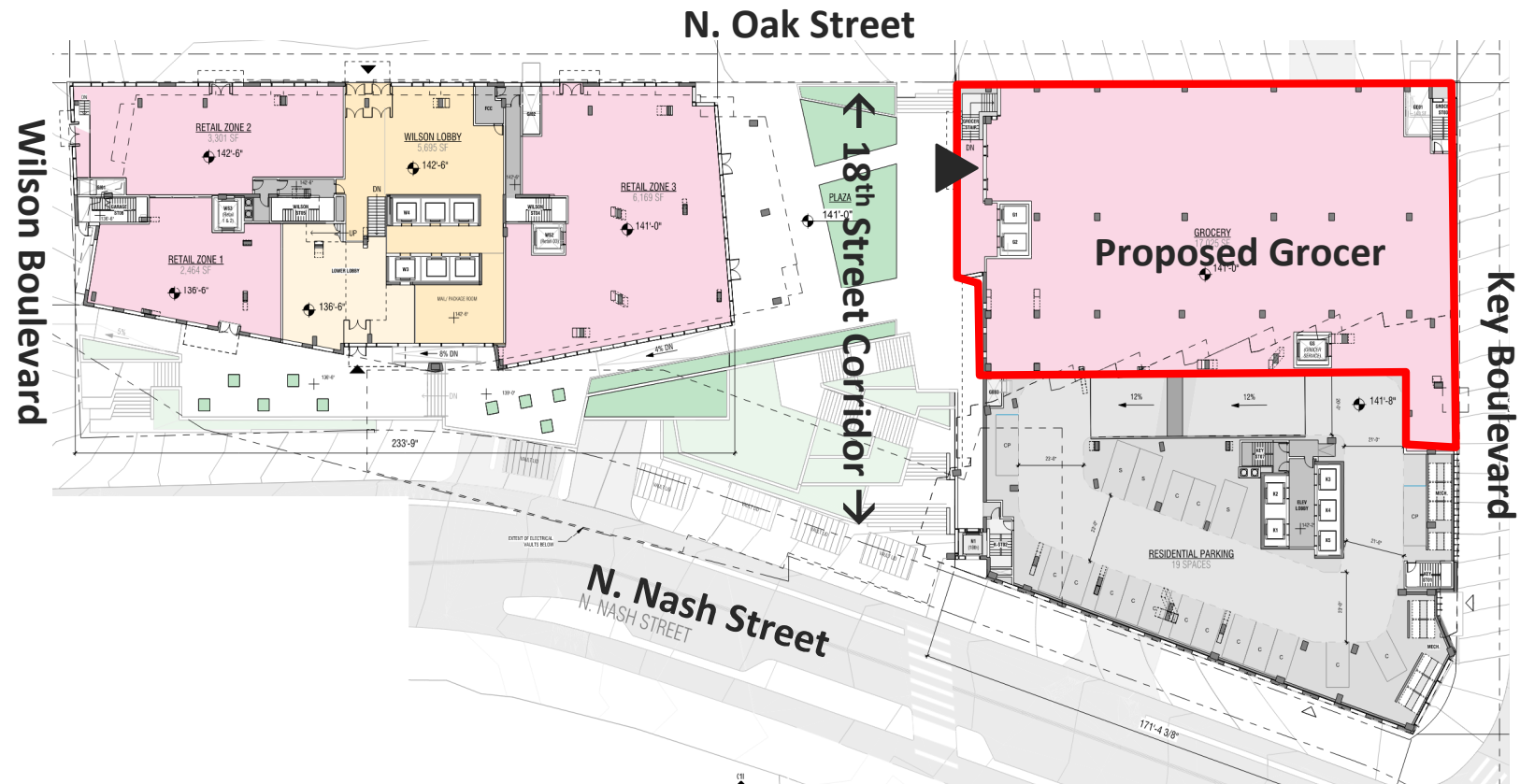
TOTAL PROJECT SUMMARY

Unit Type	Beds	%	# Units	SF
Studio	0	7.9%	66	422 SF
Jr 1-Bed	1	24.9%	207	593 SF
1-Bed	1	22.7%	189	742 SF
1-Bed + Den	1	8.4%	70	858 SF
Jr 2-Bed	2	10.7%	89	1,036 SF
2-Bed	2	18.3%	152	1,227 SF
2-Bed + Den	3	3.4%	28	1,400 SF
3-Bed	3	3.6%	30	1,480 SF
Totals/Avg		100.0%	831	858 SF



NEW GROCER & RETAIL APPROACH

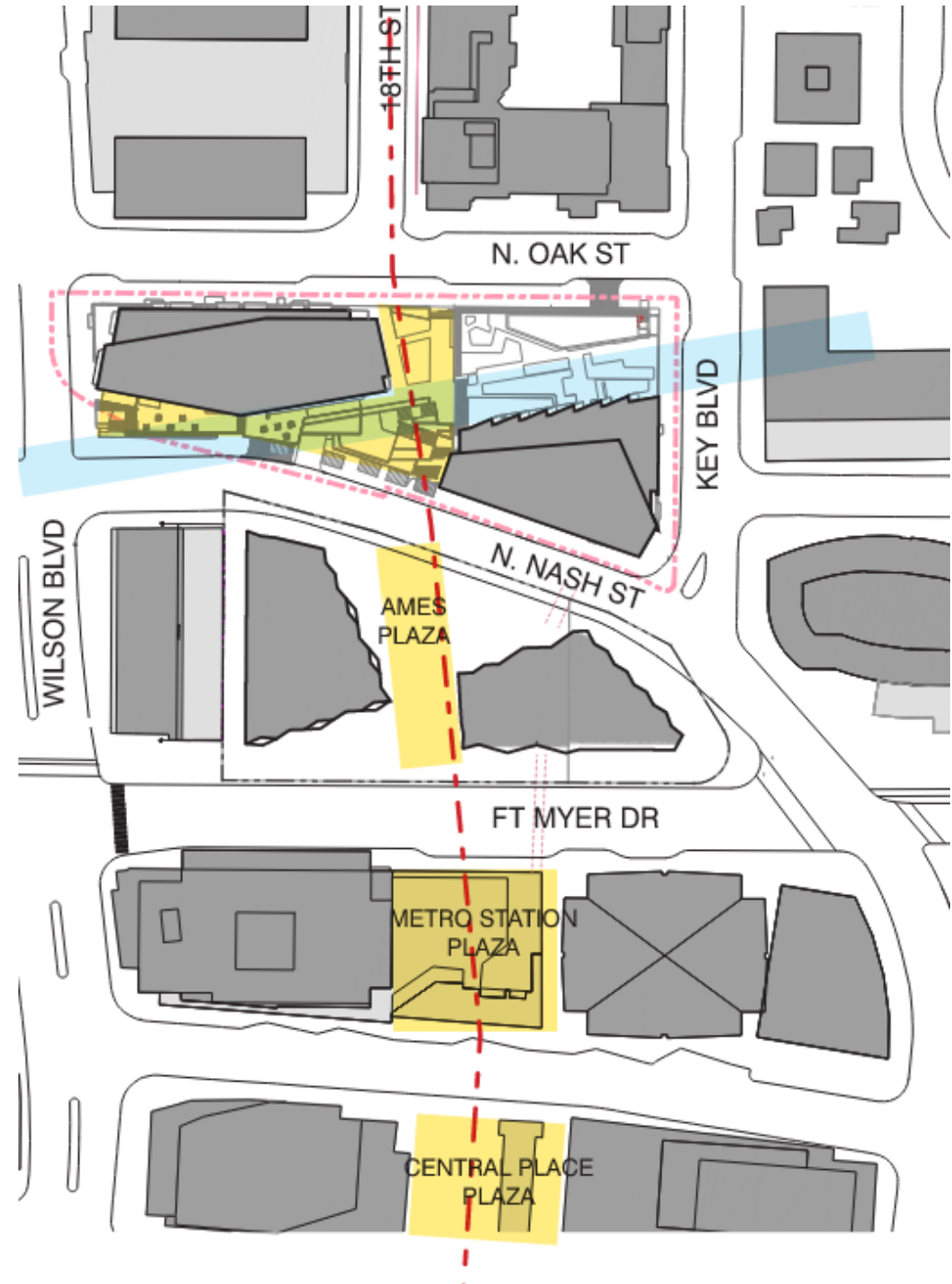
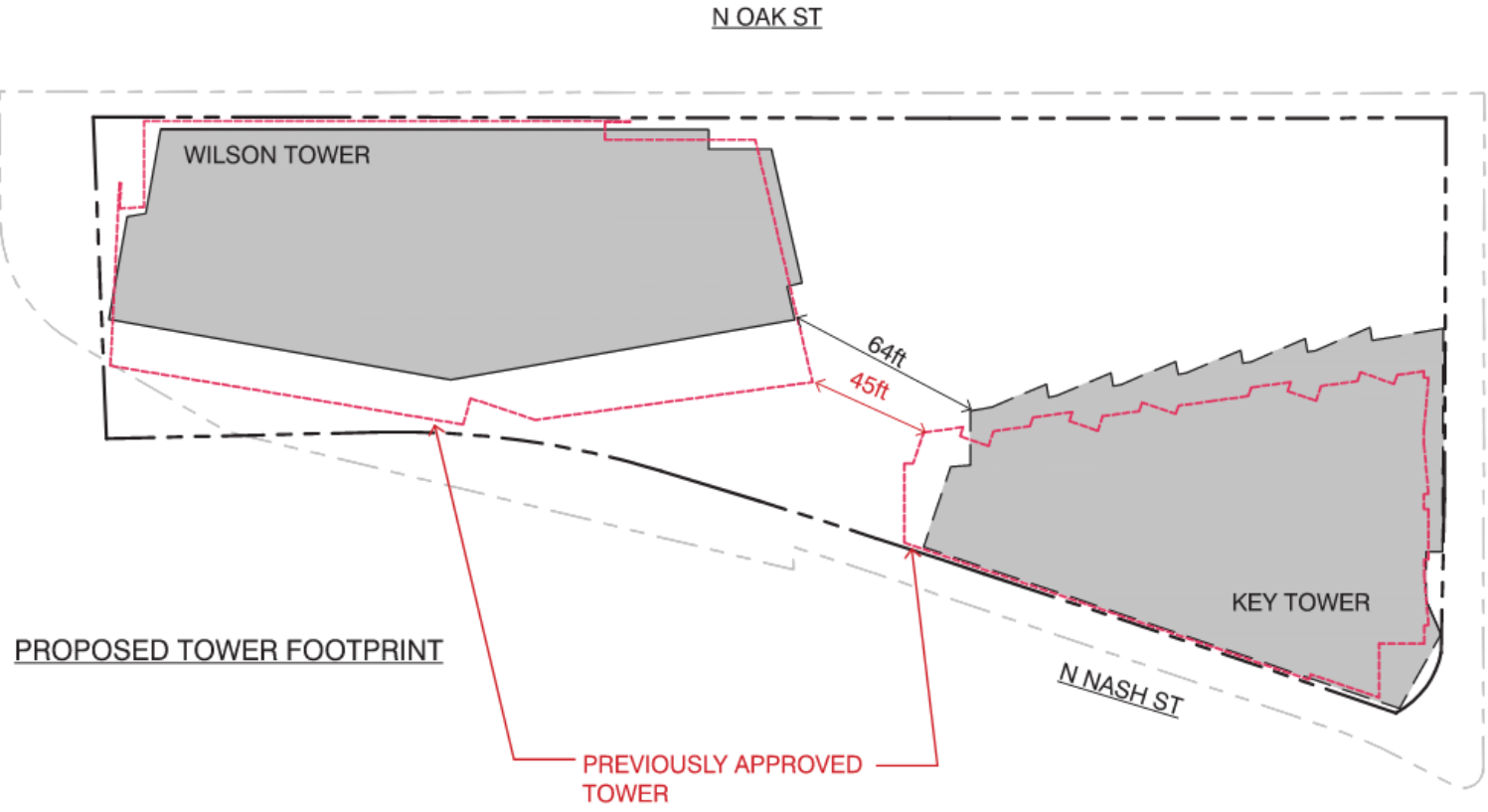
- Prioritizes active sidewalk-level retail along N. Oak Street and Wilson Boulevard
- Grocery store serving as community anchor for 18th Street Corridor
- Grocery location shifted for increased visibility and accessibility
- Dedicated grocer parking location shifted off Key Blvd. to N. Oak Street
- The design eliminates the Wilson Tower arcade, enhancing the retail experience on N. Nash Street and Wilson Blvd



PLAN ENHANCEMENTS

WIDER 18TH STREET CORRIDOR

- The slimmer Wilson tower has increased the distance between buildings
- Building separation increased from 45' to 64', widening the 18th Street Corridor view



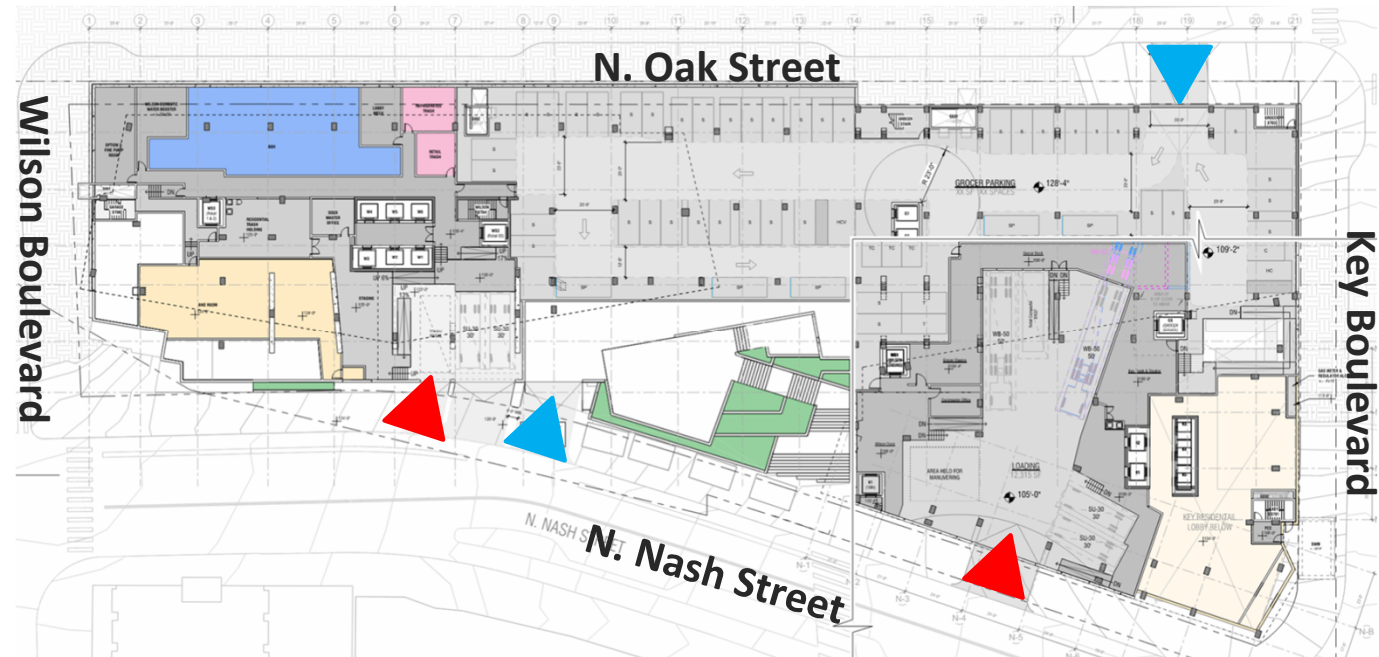
18TH STREET CORRIDOR & OPEN SPACE

- Approximately 47,976 sq. ft. of open space (52% of the site)
- Maintaining same 10,937 sq. ft. publicly accessible 18th street corridor open space
- 18th Street Corridor (monumental stair, plaza, amenity lawn)
- Elevated gardens, lower garden terrace
- Private amenity terrace above the grocery store



PARKING & SITE CIRCULATION

- 602 total parking spaces (including retail/grocery and residential)
- Residential ratio of 0.65 spaces/unit and 1.0 spaces/per 530 square feet of retail
- Parking for 335 bicycles with bike rooms in each tower
- Loading and trash access in two docks on N. Nash Street, improving efficiency and reducing congestion
- Streetscape improvements align with the Sector Plan and Core of Rosslyn recommendations:
 - 18-foot sidewalks
 - Realignment of the Nash/Wilson intersection
 - Reduced curb cuts
 - Removal of N. Nash Street slip lane
 - Removal of skywalk













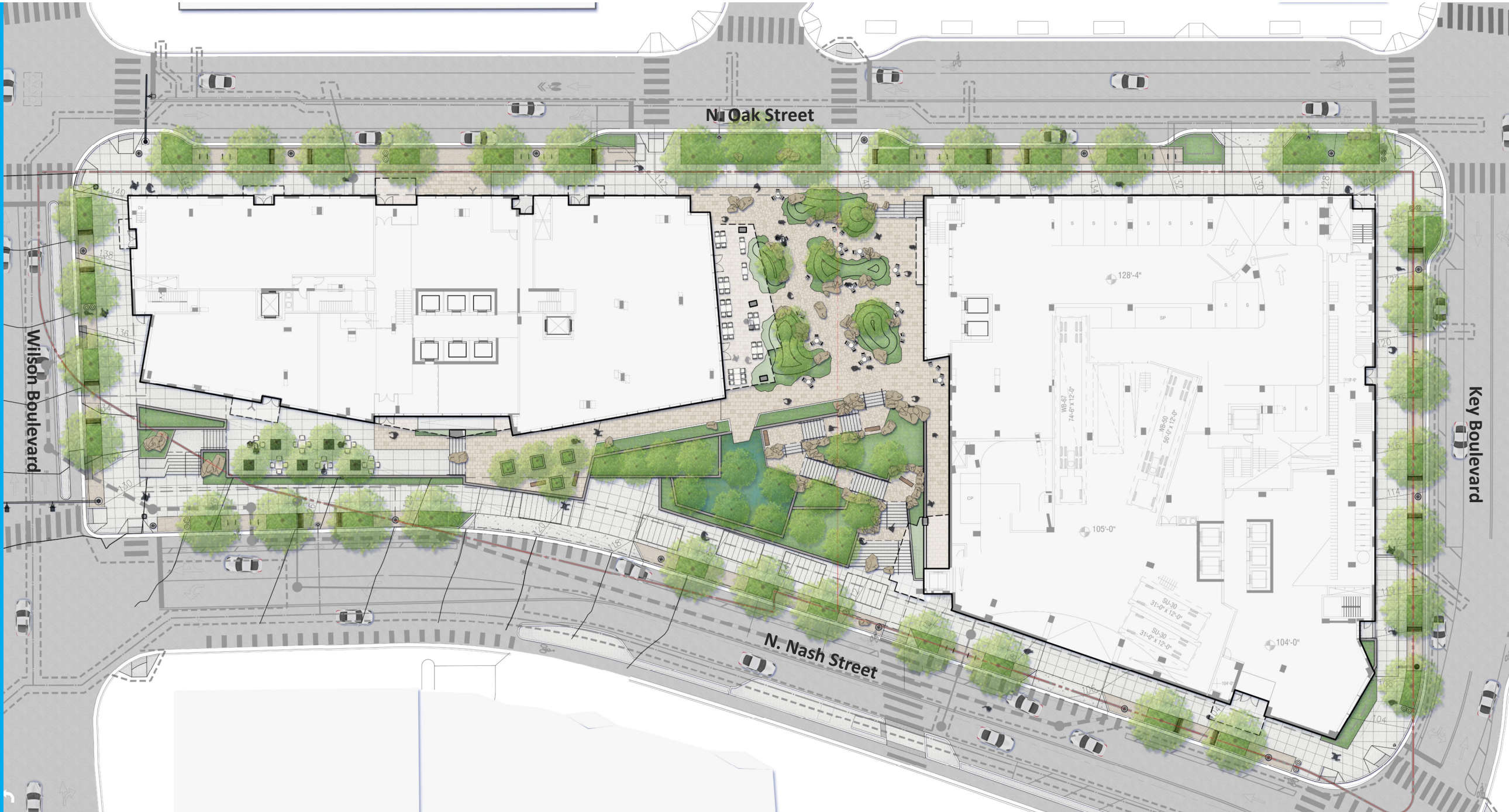






SUMMARY

- Increases housing supply in a transit-rich neighborhood
- Delivers high-quality architecture and serves as an iconic architectural feature for Rosslyn's western skyline
- Meets the land use recommendations set forth in the Rosslyn Sector Plan
- Delivers key open spaces, most notably the western bookend of the long-planned 18th Street Corridor, complying with recommended tower separation, streetscape, and corridor guidelines
- Delivers a grocery store for the Rosslyn neighborhood, aligning with the County's Retail Plan and Grocery Store Policy



CURRENT PROPOSAL