

1401 Langston Boulevard Potomac Overlook Rosslyn, Virginia

Long Range Planning Committee Meeting: Special GLUP Study

June 23, 2026

Applicant's Presentation Materials



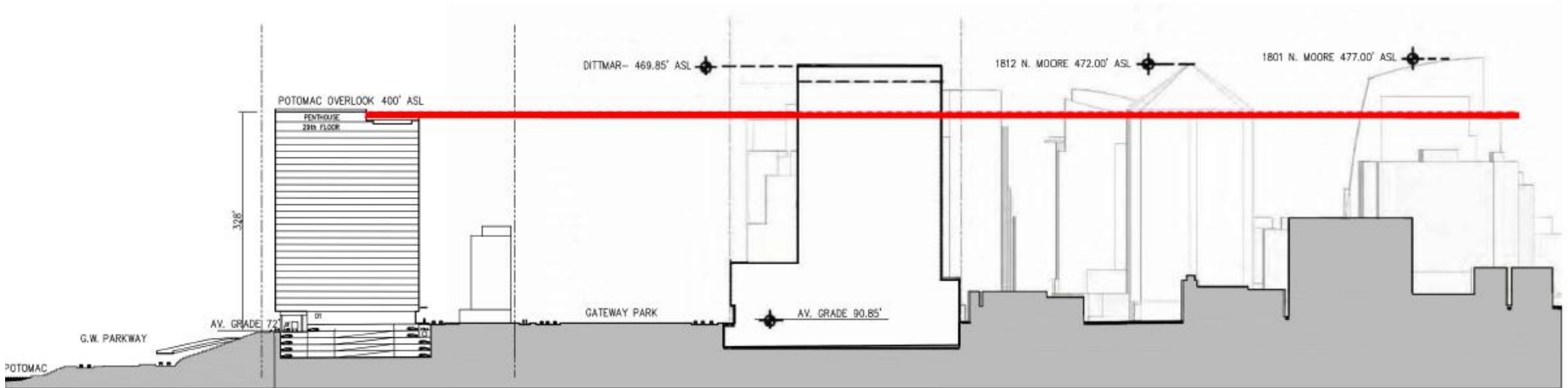
Building Heights

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Building Heights and Distinctive Forms Allow Tower Separation, View Corridors, and Significant Open Space



Rosslyn Building Height Comparisons



Federal Aviation Administration "Determination of No Hazard to Air Navigation" for Overall Building Height of 451' ASL



ASL - means Above Sea Level

Building Heights

- Years of study of this site and the previously approved but failed project have confirmed that the proposed building heights with their slender forms and separation, combined with an 8.5 FAR, are essential for making this project economically possible.
- Factors shaping this planning solution include high construction costs and specific site conditions, as well as the Rosslyn Sector Plan's "vision principles" including viewsheds, significant greenspace, underground parking, and off-street loading.
- Apart from financial feasibility, the combination of height and slender building forms make possible buildings sited on only one-third of the property with the resulting advantage of providing the public and neighbors with the extraordinary vistas that are a goal of the Rosslyn Sector Plan.
- The alternative is shorter, bulky buildings that become another failed project and create a wall between the rest of Rosslyn and Gateway Park on one side and the National Park and the Potomac River on the other. This is contrary to the many planning principles and goals consistently adhered to by Arlington and frequently expressed in the Rosslyn Sector Plan.
- At heights proposed in the submitted plan, the tallest building is 70 feet lower than neighboring Rosslyn buildings, creating a transition from these taller buildings across Langston Boulevard through the site to the National Park and the Potomac River.
- The Federal Aviation Administration is the ultimate arbiter of building height limits and issued the **"Determination of No Hazard to Air Navigation"** on June 8, 2026, for the tallest of the proposed buildings, finding that: **"This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities."**

Building Heights Allow Conformity with the Rosslyn Sector Plan

This vision for Potomac Overlook's building heights conforms to, and is specifically incorporated in, the “**Vision Principles**” and “**Goals**” in the adopted Rosslyn Sector Plan:

- The Sector Plan stresses that Rosslyn should have a “**dynamic skyline [and] unique vistas**” with buildings that are “**distinctive**” and provide “**panoramic views of iconic destinations**” with daylight and “**viewsheds to people walking down the street**” and from adjacent properties.
- The Sector Plan also emphasizes the need for transit-oriented, high-density development that significantly increases the amount of housing, preserves view corridors, creates “**great ground level public spaces,**” and has “**increased site plan density...and corresponding building heights... generally approaching 9-10 FAR.**”
- The Sector Plan “**discourage[s] above grade parking**” and “**strongly encourage[s]...off-street loading.**”
- This site's natural elevation, sitting at the low point of Rosslyn as it slopes down to the Potomac River, allows the necessary FAR to be constructed at building heights that are lower than the tallest Rosslyn buildings by at least 70 feet, in keeping with the Sector Plan's vision to “**evolve the skyline further...[to] enhance visual interest and identity from afar.**”

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Access to Views

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Building Heights, Forms, and Tower Separation Achieve Iconic Viewsheds



Tower Separation and Public Views



National Park Promenade in Summer



National Park Promenade in Fall



Building Heights and Tower Separation Create Access to Views

- A core planning concept by the Applicant is to provide public access to the several unique views that will be available both on the site and from the completed buildings.
- As noted in the building heights discussion, the six proposed buildings are intentionally and carefully planned to be slender and tall and sufficiently separated to provide visual transparency through the project from the surrounding Rosslyn community.
- This planning vision and building placement also allow for two-thirds of the property to be open space accessible to the public and leaving the just one-third of the site occupied by structures.
- The result is a series of interesting and varied landscaped, publicly accessible areas and views, including access and views from Gateway Park over a significantly enhanced in-place pedestrian bridge, a one-acre park at the project's main entry complementing Gateway Park, and meandering paths winding through the buildings with landscaping and seating areas, all leading to the project's natural borders. These include the forested edge along the resource protection area as well as the National Park Service land, offering seasonal views to the Potomac River, Georgetown, and the National Mall.

Conformity with the Rosslyn Sector Plan

The core planning vision for 1401 Langston Boulevard that is the predicate for providing public access to views is specifically called out in the “**Vision Principles**” and “**Goals**” in the adopted Rosslyn Sector Plan:

- “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...offering viewsheds to people walking down the street, in their conference rooms, and on their balconies.”
- “An experiential journey of discovery on foot...Buildings, sidewalks, streets, and parks designed for and accessible to everyone.”
- “Rosslyn will be an urban district that celebrates the experience of nature and recreation through its diverse network of public parks, open spaces, and treelined streets...Rosslyn — reconnecting with the River.”
- “Achieve connectivity among a diverse network of public parks and open spaces that also engage the Potomac waterfront.”

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Treatment of Site Frontages

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Langston Boulevard Site Frontage



Resource Protection Area Site Frontage



Key Bridge and National Park Site Frontage



Rosslyn Circle Site Frontage



Treatment of Each of the Site's Frontages

- The Potomac Overlook site has three distinct frontages: Langston Boulevard facing Gateway Park and Rosslyn's tallest buildings; a long, curved portion abutting the National Park Service land including a resource protection area; and a relatively short stretch along North Fort Myer Drive and Rosslyn Circle at the Arlington entrance from Key Bridge.
- The vision for each of these frontages is as distinct as its surrounding context.
- Along busy Langston Boulevard, there is a wide sidewalk and separate cycling lane, with clear lines of sight at each of the project's entry points, a significant enhancement of pedestrian and cyclist safety along this key segment of the Custis Trail.
- In addition, the current pedestrian bridge, artistically enhanced and eliminating the unsightly large ramp, connects directly to a landscaped path meandering through the project to the proposed National Park promenade.
- A large publicly accessible park, populated with seating areas, a lawn area, and shade trees, is embraced by the planned buildings in a semicircular configuration, creating an open, welcoming entry to the site as it transitions from Gateway Park towards the Potomac River.
- The long, curved frontage of the property abutting the National Park Service land connects at one end with the Custis Trail and at the other with the sidewalk and bike path leading across Key Bridge. This frontage faces a resource protection area that provides a buffer for the North Highlands neighborhood and then extends in an easterly direction along the National Park and parallel to the Potomac River. This frontage is envisioned with a forest and River promenade, providing pedestrians and cyclists with a verdant escape from the business of Langston Boulevard as well as seasonal views over the River to Georgetown and beyond.
- The shortest frontage along the busy North Fort Myer Drive and Rosslyn Circle at the head of Key Bridge is envisioned as a major identifier and access point for the project, with two curved building fronts and a landscaped circular entry drive that echoes Rosslyn Circle.

Conformity with the Rosslyn Sector Plan

This vision for Potomac Overlook's three distinct frontages conforms to the “**Vision Principles**” and “**Goals**” in the adopted Rosslyn Sector Plan:

- **“An experiential journey of discovery on foot...Buildings, sidewalks, streets, and parks designed for and accessible to everyone.”**
- **“Rosslyn will be an urban district that celebrates the experience of nature and recreation through its diverse network of public parks [and] open spaces.”**
- **“Transform the pedestrian and bicycle network into a safer, more attractive and more accessible place to walk and bike.”**
- **“Achieve connectivity among diverse network of public parks and open spaces that also engage the Potomac waterfront.”**