1401 Langston Blvd. - Special GLUP Study Engagement

Introduction

Share your feedback by 11:59 p.m. on Sun. Oct. 18, 2026.

An applicant has requested an amendment to the County's land use vision for 1401 Langston Boulevard (former Key Bridge Marriott site in Rosslyn), to allow more building height and density than can be achieved today. The County is conducting a planning study for the site and is seeking community feedback on key considerations for how the site should be developed in the future.

Visit the study webpage to learn about the process so far.

This online form will allow staff to obtain your feedback about how this area could change in the future and will be used to further refine the Guiding Planning Principles and preliminary massing scenarios (conceptual three-dimensional models that illustrate different options for building height and form).

Step 1: Review the staff presentation on this special GLUP study: Staff Presentation | Slides

Step 2: Complete and submit the following feedback form by *11:59 p.m. on Sun. Oct. 18, 2026*.

Land Use & Program

Key Considerations

1. Make this generational site a **destination** that feels **integrated** with its surrounding context

2. Provide opportunity for a **phased approach** that could potentially incorporate land uses in addition to housing:
   1. Corporate HQ
   2. Tech R&D campus
   3. Recreation/entertainment destinations

3. Include a diversity of uses that **activate the street day and night and provide long-term vitality and economic resiliency**

Link to presentation

What feedback/reactions do you have to the Key Considerations?

Access & Circulation

Key Considerations

1. Minimize adverse impacts from car activity on site - prioritize **safe pedestrian movement and crossings**

2. Improve **walkability** through streetscape improvements that **activate Langston Blvd**: adequate space, furnishings, plantings, public art, sidewalk cafes, and other programming and design

3. Improve bike facilities and add a **Custis Trail spur** along the northern side of the site for commuters

4. Extend the street grid to make it feel more **integrated** with the rest of Rosslyn

Link to presentation

What factors should guide decisions about access and circulation?

What elements of each scenario do you like and/or dislike? Why?

What feedback/reactions do you have to the Key Considerations?

Open Space & Views

Key Considerations

1. Provide a **landscaped buffer** and stormwater management along the RPA

2. **Minimize impervious surfaces and include extensive tree canopy coverage** to reduce urban heat island effect, improve air quality, and provide access to nature

3. Foster a strong physical and visual **relationship with Gateway Park** with complementary uses and design, such as extension of pathways, planting palette, pavement choice, or lighting

4. Carefully explore **potential for public access to meaningful views** of the river, D.C., and Rosslyn

Link to presentation

What types of public spaces would best support the site's future vision and the needs of the surrounding community?

Where do you think open space should be prioritized on site?

What feedback/reactions do you have to the Key Considerations?

Building Form & Placement

Key Considerations

1. Maintain **porosity** through the site

2. Provide an **urban edge** along Langston Blvd. that **enhances the street level experience**

3. Limit any adverse impacts to air navigation and operations

4. Building placement should address the relationship to Key Bridge and Rosslyn Circle

5. Provide **distinctive, high-quality architecture** that contributes to a **dynamic Rosslyn skyline**

Link to presentation

What elements of each example do you like and/or dislike? Why?

What feedback/reactions do you have to the Key Considerations?

Additional Questions

Age Range (Select one option from the drop-down menu)

Which gender do you most identify with?

- Male
- Female
- Non-Binary

Which of the following describes your race or ethnicity? (Check all that apply)

- Asian
- Black or African American
- Hispanic or Latino
- Native American
- Pacific Islander
- White
- Other

Do you rent or own your current home?

- Rent
- Own
- Other

Which of the following best describes your current home?

- Apartment or condominium
- Townhouse, attached to other houses
- Single-family, detached house
- Military Housing
- Other

What neighborhood do you live in?

What is your ZIP code?

Maximum 5 characters (5 remaining)

What is your role or connection to this project?

- Community member or neighbor
- Long-Range Planning Committee (LRPC) member for this project
- Other Arlington County Board, Commission, or Committee member

Notice on Freedom of Information Act

Do not submit any **unsolicited** personally identifiable information including (but not limited to) your: *(1) Social Security Number; (2) driver's license number; (3) bank account numbers; (4) credit or debit card numbers; (5) personal identification numbers (PINs); (6) electronic identification codes; (7) automated or electronic signatures; or (8) passwords; or (9) any other numbers or information that can be used to access your assets, obtain identification, act as identification, or obtain goods or services.*

Information submitted through an Arlington County Government website is considered to be a Public Record under the Virginia Public Records Act and may be subject to release by the County in response to a request made under the Virginia Freedom of Information Act.

Arlington County may withhold your name and contact information in accordance with the Virginia Freedom of Information Act. Please indicate, by checking the box below, if you would like for the County to seek to keep this information confidential.

FOIA Do Not Disclose Opt-out

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Submit

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