



March 17, 2021

Arlington County Board
2100 Clarendon Boulevard, Suite 300
Arlington, VA 22201

Dear Chair de Ferranti,

The Arlington Chamber of Commerce supports the proposed amendment to Site Plan No. 105-8 to provide more flexibility for retail spaces. The Chamber supports a reasonable approach to the site-plan development process, allowing for flexibility for proposed projects which help Arlington County to achieve strategic goals. Moreover, the proposed amendment is consistent with the Retail Principles and Policies in the 2015 Retail Plan, particularly in its recognition that retail evolves and changes.

The original site plan conditions set in 1998 followed the prevailing retail environment of the time. The specificity that the grocery store consist of no less than 40,000 square feet nor more than 70,000 square feet supposes a particular model of store, which may not meet future market needs. It is possible that the space requirements may be unattractive to potential tenants who would provide the desired services, but through a different format than the one required by the 1998 conditions.

By contrast, the proposed language updates the terms to focus on maintaining grocery and drug store items on the site, in whatever manner is appropriate for current or potential future tenants. Federal Realty Investment Trust (FRIT) is not looking to replace its current grocery tenant, but should that tenant depart, FRIT is committing through these conditions to "use good-faith and commercially reasonable efforts" to provide retail uses selling grocery and drug store items. In such an event, the form flexibility these amendments provide may even help speed re-leasing to new grocery providers, as they will not be required to conform to the 1998 size requirements.

This amendment provides flexibility for retail to evolve and focuses on providing grocery items for Pentagon City residents, workers, and visitors, and so we encourage you to support it. Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in black ink that reads "Kate Bates". The signature is written in a cursive, flowing style.

Kate Bates
President & CEO

CC: Arlington County Board Vice Chair Katie Cristol and members Christian Dorsey, Libby Garvey, and Takis Karantonis; County Manager Mark Schwartz; Olivia Sontag, Department of Community Planning, Housing, and Development; Marc McCauley, Arlington Economic Development; Robert Gibson, Department of Environmental Services