



December 21, 2021

Arlington County Planning Division
2100 Clarendon Boulevard, Suite 700
Arlington, VA 22201

Dear Mr. Fusarelli,

The Arlington Chamber of Commerce encourages Arlington County to amend the General Land Use Plan for Courthouse West from Service Commercial to High Office-Apartment-Hotel as requested by its Special GLUP Study application. The Chamber supports the maximum height in the proposed study on account of the site's location within four blocks of two different Metro stations. Furthermore, approaching the third anniversary of the study application's submission, this amendment should be made without any further delay.

The Chamber supports additional density, especially in established bus and rail transit corridors, and land use policy and regulations that are flexible to attract investment in Arlington. The Courthouse West site is near the exact center of the Rosslyn-Ballston corridor. The site is within easy walking distance of existing transit, including the Courthouse and Clarendon Metro stations and several bus lines that run along Wilson and Clarendon Boulevard, and a high concentration of jobs, services, and retail.

Growing and maintaining a diverse housing stock is critical for development. To increase housing affordability, Arlington County should remove barriers to the provision of housing supply, including, but not limited to, limitations on density. The enhanced height and mass of the proposed "Scenario 1", with maximum heights of 17 stories or 180 feet, will allow Courthouse West to deliver the greatest number of housing units.

Sufficient height, mass, and architectural emphasis will allow this site to fit well with its surroundings. Moreover, by focusing its planning efforts on those aspects that provide housing and connect with the public realm, Arlington County can ensure that the community receives the greatest benefits from development on this site.

We encourage Arlington County to complete this Special GLUP Study review in a timely manner and to approve the requested GLUP changes for Courthouse West.

We 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; Arlington County Manager; Jen Smith and Tim Murphy,
Planning Division