



September 6, 2022

Mr. Paul Holland
Plan Langston Boulevard Working Group
2100 Clarendon Blvd, Suite 700
Arlington, VA 22201

Dear Mr. Holland,

The Arlington Chamber of Commerce wants to express conditioned support for the alternative density proposals in the Plan Langston Boulevard Preliminary Concept Plan (PCP). We are displeased that the primary PCP does not have proposals in place to meet the increases in livability, vibrancy, and sustainable living that the Chamber supports for the Langston Boulevard corridor. The PCP includes alternative density and height proposals in its appendix that are much closer to meeting the housing and commercial goals of the Plan. The Chamber supports the alternative density proposals as a result.

The PCP's height limits along the corridor and the plans for expected density do not align. While the height limits are loosened in the PCP, they are still too restrictive to reasonably expect the amount of newly produced housing units that the Plan claims to produce. The Chamber discourages any limitations that could inhibit the corridor's development, or inhibit the production of a variety of needed housing units.

The PCP's alternative density proposals emphasized a level of density at the "nodes" of Langston Boulevard, namely George Mason Drive, Woodstock Street, and Spout Run Parkway that the Chamber feels is needed to meet necessary amounts of housing units. These nodes should have as much density as reasonably possible, since their connectivity to transit access and commerce would allow them to absorb new housing, services and retail.

Permitting greater density in the corridor, especially along the nodes, will help the development of the corridor into one that comprises vibrant sectors attracting residents, visitors, and investment. This is important given the breaks in between the commercial nodes along Langston Boulevard. Allowing for the greatest amount of density now would permit for greater flexibility for builders and community leaders in the future.

If Langston Boulevard truly becomes a "Green Main Street" of the future, it needs more dense and walkable hubs along the corridor. Dense and walkable nodes would attract investment and provide Arlington residents more opportunities to attain housing in livable neighborhoods. Increased density and investment in existing commercial hubs are crucial elements for attracting investment and improving livability within the Langston Boulevard Corridor. The PCP is a step in the right direction; however the alternative proposals for density and height limits are much better suited to achieve the Plan's goals than the main proposal.

We look forward to further engagement on this plan for the development of Langston Boulevard, and 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; County Manager Mark Schwartz; Natasha Alfonso-Ahmed and Leon Vignes, Department of Community Planning, Housing and Development