



October 27, 2022

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

Dear Chair Cristol,

The Arlington Chamber strongly urges the County Board to commit to pass an implementation framework for Plan Langston Boulevard by next summer. The Chamber applauds the hard work from County staff into achieving this Plan. However, we wish to reiterate the Langston Boulevard Alliance's concerns regarding the clear lack of an implementation timeframe. Not committing to the implementation of the Plan in 2023 will have a negative impact on the redevelopment of Langston Boulevard going forward. The Langston Boulevard Alliance and County staff have put significant time and resources towards the expected adoption of the Plan in late spring 2023. It is necessary that the County Board commits additional funding and staff now for the effective implementation of this project.

Plan Langston Boulevard, with its emphasis on promoting density and development throughout the corridor, can help improve housing affordability in Arlington while increasing vibrancy in a major corridor of Arlington. Currently, there are projects for the creation of 1,600 new affordable housing units. This would be an essential first step towards making Langston Boulevard the "Green Main Street" that the Plan aims. Not adopting an implementation framework with the final plan has the potential to jeopardize the creation and completion of these projects, as they likely need speedy implementation of technical framework to move ahead. Losing these housing units would have a grave effect on the development of the corridor in the future. It is imperative that the County Board recognizes this and commits necessary resources towards implementation.

The Chamber also supports the Langston Boulevard Alliance's recommendations for specific Zoning Ordinance changes that they believe would allow for flexible development along the corridor. These include the creation of a new mixed use Zoning District for the corridor, allowing a variety of vibrant mixed-use buildings and land uses. We believe that permitting flexible and varied land uses in the corridor is the best way to encourage its development going forward.

We are aware that the timely adoption and implementation of Plan Langston Boulevard will require a great amount of County resources and staff energy. However, we believe that the additional investment in the Plan is very much necessary. To not supply staff tasked with the Plan risks the County losing momentum that it currently has towards completing the project and not achieving the goals we have for Langston Boulevard. We thank you for consideration of these comments, and we look forward to continued involvement on Plan Langston Boulevard.

Sincerely,

*Kate Bates*



Kate Bates  
President & CEO

CC: Vice-Chair Christian Dorsey; Members Matt de Ferranti, Libby Garvey and Takis Karantonis; Planning Director Anthony Fusarelli; Project Manager Natasha Alfonso-Ahmed.