



Arlington Chamber of Commerce
Opportunity. Leadership. Results.

**Arlington Chamber of Commerce
2018 Arlington Local
Policy Positions**

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Arlington County has garnered recognition locally and on an international scale as a world-class community and a premiere location for commercial enterprise. The Arlington Chamber of Commerce is proud of its members for their role in making these accolades possible. Arlington businesses are a crucial component of providing the community that Arlington strives to create. The contributions of a strong and vibrant business community provide the resources necessary to sustain high levels of service and public infrastructure.

However, the local economy continues to face challenging commercial vacancy rates, federal government contractions, housing affordability challenges, and increasing competition within the region for business and workforce attraction and retention. It is imperative for the continued success of the local economy, as well as the fiscal health and sustainability of the community, that all efforts be made to ensure a positive and welcoming business climate. Arlington's policy environment should foster, rather than stifle or discourage, private sector investment and growth. To this end, the Arlington Chamber calls on the Arlington County Board to embrace the policy priorities below.

Cultural and Organizational Reform

The Chamber calls on the County to continue to work towards instilling an emphasis on business attraction and accommodation throughout the organizational culture.

The Chamber further supports process revisions to incorporate economic impact analyses into staff reports to the County Board where appropriate and to seek the input of and engage affected business sectors at the outset of the policy development timeline.

Additionally, the Chamber urges regular reexamination of regulations, policies, and processes affecting local businesses in order to identify and streamline procedural chokepoints and ease regulatory burdens that draw focus away from the unfettered exchange of commerce. **The Chamber also supports the appointment of business community representatives to relevant boards and commissions to ensure that their composition reflects the vital role businesses have as part of this community and that their distinct perspective is proactively sought during policy formulation.** The Chamber encourages the County to continue to further embrace public private partnerships, like the Business Improvement Districts, and the innovative partnership with Forest City to redevelop Ballston Quarter.

Economic Development

Given the current challenges facing the local economy, and the fiscal strain that this places on the County's budget, the Chamber calls on the County Board to make economic development a chief policy priority. In order to achieve the County's economic development goals and objectives, the Chamber supports increased investment in the expansion of the commercial revenue base through the marketing and business attraction efforts of Arlington Economic Development. **Specifically, the Chamber supports a focus on competitive incentives, tied to strong benchmarks, to both attract and retain businesses.** The Chamber recognizes the value of Arlington County as a premier location for the relocation or expansion of business headquarters and key operations, and supports efforts to recruit and retain these operations, appreciating the significant contribution these businesses bring to the County.

The Chamber further supports a predictable stream of revenue to support the promotion of tourism by Arlington Economic Development. The Chamber fought hard for the full resurrection of the surcharge on the transient occupancy tax and does not want to see it used merely to send other budgeted funds out of Economic Development. We would also commend the County for its Letter of Intent with the Chamber to ensure hospitality industry input into the efficient use of those funds.

The Chamber supports the GO Virginia initiative as a regional approach to economic development that would lessen competition between Virginia localities. We believe that collaboration is possible and could be beneficial to everyone involved.

Taxes and Fiscal Policy

The Chamber supports a rational balance of the tax burden among businesses, residents, and users of services. The Chamber strongly urges that additional savings and economies of scale be sought and adopted before the County government considers any increase in the real estate tax burden, and urges the County Board and County Manager to make the difficult decisions necessary.

In keeping with the emphasis on economic development and expansion, **the Chamber encourages a local study of comparative tax rates between Arlington and surrounding jurisdictions to discover specific tax rates and impact fees that put the County at a competitive disadvantage in attracting and retaining certain segments of the business community.**

The Chamber conditionally supports the real estate tax surcharge on commercial real estate to support the development of transportation infrastructure as authorized by the Virginia General Assembly. The Chamber is pleased by Arlington's willingness to provide information on how funds raised through the surcharge have been spent to date. The Chamber continues to believe that revenues from the surcharge on commercial and industrial properties should be directed towards projects that directly affect those businesses subject to the tax.

The Chamber also supports the use of standard accepted appraisal practices in accordance with state law in the generation of real estate tax assessments. The Chamber strongly supports increased business representation on the Board of Equalization. The Chamber further supports transferring the oversight of the Board of Equalization from the Assessor's office to the Office of the Commissioner of Revenue, to achieve further separation and independence between the Assessor and the Board.

Infrastructure

Recognizing that infrastructure supports economic development, the Arlington Chamber of Commerce supports the implementation of the recommendations produced by the Community Facilities Study Task Force. Both a formal, integrated strategic needs assessment and a public facilities siting process should be priorities for the County in 2018. The Chamber encourages the County to recognize land swap deals as a community benefit of equal importance to other community benefits. While spending tax dollars wisely is always a priority, the Chamber would be remiss if we did not mention that infrastructure projects, including recreational ones, benefit businesses and workers, in addition to County residents. **The Chamber recognizes the importance of infrastructure to Arlington's vitality, both as a community and governing entity, but we strongly condemn the use of or threat to use eminent domain against Arlington property owners.**

The Chamber urges the County to meet expected timelines outlined in the Capital Improvement Plan or promised by County staff. We understand that this might mean more staffing in the general budget to timely implement capital spending. The Chamber also believes the County should proactively seek out opportunities to advance the interests of Arlingtonians and Arlington businesses on projects run by other jurisdictions, such as the proposed rehabilitation of Long Bridge.

The Chamber encourages the addition of mass-transit systems (bus-rapid transit or similar) in the Crystal City/Potomac Yard and Columbia Pike corridors. The Chamber believes that the County should view the transit between Crystal City and Columbia Pike as one corridor when planning transit upgrades.

Transportation

The development and maintenance of a safe, convenient, efficient, cost-effective, and reliable multi-modal transportation network is essential to the economic viability of Northern Virginia and of the Commonwealth as a whole. Metrorail in particular serves as the backbone of Arlington County's transportation management program and as a primary driver of economic development in the Washington metropolitan region.

WMATA has identified a need of \$15.5 billion over 10 years for critical capital projects. These projects are critical to the success of Virginia and the region and will help restore the system to a state of good repair. Lack of investment will impact safety, reliability, and compliance efforts, as well as result in service disruptions and delays in the system. **The Chamber hopes that Arlington County will cajole and cooperate with the Virginia General Assembly to immediately act and establish a multi-year, stable revenue source for a capital trust fund for WMATA.**

The Chamber additionally asks the Arlington County to **endeavor to secure the funding necessary to address the current and forecasted need for mass-transit services in the Crystal City/Potomac Yard and Columbia Pike corridors, and ultimately into Shirlington.** The Arlington Chamber also urges Arlington County to work with Virginia and the District of Columbia to **advance improvements to the Memorial and Long Bridges and a new Rosslyn tunnel.**

Housing Affordability and Workforce

A sustainable community requires a range of housing options affordable to a broad spectrum of citizens. Moreover, the strength and viability of the local economy relies on the availability of a mix of housing options as it directly impacts workforce recruitment and retention. It also serves as a key factor in business location decisions, further underscoring the need to take measures to ensure that the County's economic development efforts and commercial revenue base are not negatively impacted.

The County Board's adoption of the Affordable Housing Master Plan and Implementation Framework set the County on a course to be on the leading edge of addressing this important issue. The Chamber agrees with the direction adopted as part of these two policy documents that the best, perhaps only, way to obtain substantial additional units that are affordable to a broad part of the community and to preserve existing housing stock in the local area is to provide developers and property owners with incentives – including but not limited to increased density and real estate tax credits or abatements – in return for the creation or preservation of housing units that are affordable across a broad portion of the local population.

The Chamber is disappointed in the process that led to the creation of the Housing Conservation Districts. The County's abandonment of the community process and rush to remove certain property rights in Phase 1 was ill-advised, but the Chamber remains resolute in working with the County on this issue in Phase 2 of the process. Phase 2, the incentive piece, is paramount in order for the shared community goals of maintaining market rate affordable housing stock to come to fruition.

The Chamber encourages County officials to consider tax incentives and other solutions in cases where they would help preserve affordable housing. The Chamber also supports initiatives to partner with affordable housing developers to build parking or other improvements that would bring down the per-unit cost of affordable housing.

Land Use and Zoning

The Chamber supports the coordination of commercial and residential density in established transit corridors. The Chamber further holds that land use policy and regulations should be flexible in their codification, so as to attract the investment of commercial and residential developers in the County. Such policies should incorporate incentives and avoid any undue or unnecessary restrictions, allowing the community process to foster innovative designs and solutions.

A necessary component to the attraction of commercial investment to Arlington County is streamlining and maximizing the efficiency of planning and permitting processes. The Chamber supports the initiatives of the Department of Community Planning, Housing and Development (CPHD) to accomplish this objective. We acknowledge the great strides CPHD has made in their response times and permitting processes. The Chamber applauds, and suggests the County continue, the examination and redesign of these regulatory processes to achieve their purpose, while minimizing the regulatory and administrative burden placed upon businesses seeking to invest in the County. **The Chamber continues to encourage the Department of Environmental Services (DES) to make similar procedural and cultural shifts, as this department has a significant role in development projects.**

The Chamber supports a reasonable approach to the site plan development process, allowing for flexibility for proposed projects, which help the County to achieve strategic goals, including the enhancement of the commercial revenue base. Additionally, the Chamber strongly agrees with the Community Facilities Study Task Force that the role of the Business Improvement Districts should be enhanced, including expanding BIDs' authority and ability to be flexible in responding to and anticipating changing market environments within their district overlays.

Signage in Arlington County is a critical issue impacting County businesses. The Chamber commends the County Board's approval of new signage regulations to allow the Fashion Centre at Pentagon City and the Ballston Quarter mall to display more signs, larger signs, and temporary projected images. However, the Chamber continues to urge the Board to prioritize an overall reform to increase signage and evaluate signage for areas across the community, including shopping areas and business districts that are not regional shopping centers. The Chamber also calls on the Board to take action regarding retail signage that addresses unique situations, including subdivided space and places of a less burden on businesses trying to open in Arlington County. The Chamber further encourages the Board to work to allow non-commercial wayfinding signs to be updated through an administrative process, which would be increasingly valuable to our residents, as well as our businesses.

Workforce & Education

The local economy is fueled by a highly skilled and educated workforce. The Chamber recognizes that a strong K-12 school system is a key component, not only in providing that base of qualified employees, but also serves as a focal point for businesses looking at Arlington County as a potential site location.

The Chamber supports initiatives and programs to maintain the County's school system through efforts to provide the necessary infrastructure to keep up with growing enrollment, and to align training and educational programs with projected workforce needs, particularly in the fields of science, technology, engineering, and mathematics (STEM). The Chamber further supports competitive compensation for educators at all levels of the public education spectrum and supports continuing, collaborative initiatives to provide opportunities for dual-enrollment college credits for all Arlington students, as part of their high school program of studies.

The Chamber supports the continued presence of a Workforce Investment Board dedicated to Arlington and Alexandria, distinct from other regions of Northern Virginia.

General Policy

The Chamber supports maintaining the integrity of the Dillon Rule. Specifically, the County government should not undertake to coerce businesses, of any size, to provide specific wage levels, benefits, or working conditions outside of the framework of applicable federal and state law.

The Arlington Chamber of Commerce encourages the County to foster a collaborative dynamic between the public and private sectors, recognizing the importance of the business community in creating and maintaining Arlington as a world-class community with exceptional services and amenities. We encourage the County to view the Chamber and the Arlington business community as a true partner.

Chamber Contacts

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