



February 9, 2022

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

RE: Pentagon City Sector Plan

Dear Chair Cristol,

The Arlington Chamber of Commerce supports the Pentagon City Sector Plan and encourages the County Board to approve the Plan. This Plan will help lead the way to a new dynamic downtown for Arlington and the region by strengthening the entire 22202 community, diversifying housing options, prioritizing robust multi-modal transportation options, and embracing biophilic design that makes nature a universal part of the everyday experience of the area.

Pentagon City offers the perfect opportunity for increased density. With more housing demand driven by Amazon workers and Virginia Tech students, this will be a convenient and desirable neighborhood in which they could live. By giving them the opportunity to commute by bike or on foot, we could take thousands of cars off the road. For National Landing to be a place where people can successfully live, work, and play, we are going to need many more places there for people to live. This added density would drive significant commercial growth in the neighborhood as well, as businesses would be attracted to the larger pool of residents.

The Plan finds several places that are well-suited for increased density, including RiverHouse Apartments. RiverHouse is an ideal location for higher density housing given its proximity to the Metro and to Amazon HQ2 and its existing uses. The apartments currently waste a large amount of space on surface parking lots. Preserving those lots would be a missed opportunity to bring high density housing to a place where they would fit the character of the neighborhood well, while allowing parking lots to be consolidated into parking garages.

This Plan has gone through an extensive collaborative process with a great deal of public engagement from stakeholders and the broader community. While we would have liked to have seen more density in the Plan, this final result represents a good compromise between all parties that will allow for a lot of good progress to be made. With the time and resources already contributed to this effort, it would be best not to delay adoption of this Plan. We urge you to take this opportunity to approve the Pentagon City Sector Plan and the associated amendments to the General Land Use Plan, Master Transportation Plan, and Arlington County Zoning Ordinance. Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink that reads "Kate Bates". The script is fluid and cursive, with the first letters of "Kate" and "Bates" being capitalized and prominent.

Kate Bates
President & CEO

CC: Arlington County Board Vice Chair Christian Dorsey, and members Matt de Ferranti, Libby Garvey, and Takis Karantonis; County Manager Mark Schwartz; Urban Planner Matt Mattauszek