



June 9, 2021

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

Dear Chair de Ferranti,

The Arlington Chamber of Commerce supports the proposed rezoning and amendment to Site Plan No. 66 to construct a 423-unit residential apartment building with ground floor retail at 1901 N Moore Street, and encourages its adoption as proposed. The proposed building will support the Rosslyn Sector Plan's goals, delivering much-needed housing, including on-site committed affordable units, in Rosslyn. Moreover, the site plan was developed through Arlington's site plan process in accordance with existing policy.

Replacing a 1960s office building with housing including 12 on-site committed affordable units will support the Sector Plan's policy to "increase significantly the amount of housing in the Rosslyn Coordinated Redevelopment District and develop strategies to increase affordable housing and the diversity (of the residential community) in Rosslyn." The project's design to add light and air between buildings, its \$2.2 million open space contribution, removal of the internal loop road, and addition of bike lanes will help to continue the modernization of Rosslyn, and support Sector Plan goals and policies.

The site plan amendment was developed through Arlington's site plan review process and is consistent with Arlington's policies, resulting in a project that can provide these benefits. The proposal includes bird-friendly glass on its ground-floor bike showroom, and decorative metal screening on the second and third floors, largely in line with the option included in the Green Building Incentive under which this project's site plan application was accepted. The late request for bird-friendly glass across more of the façade on the north tower and amenity bridge at the top of the building is inconsistent with these policies, and could risk the applicant's ability to deliver this project and its community benefits.

We expect this project will deliver on the goals of the Rosslyn Sector Plan and be of considerable benefit to the Arlington community. As such, we encourage you to approve it as proposed. 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 Vice Chair Katie Cristol and members Christian Dorsey, Libby Garvey, and Takis Karantonis; County Manager Mark Schwartz; Krissy Walentisch and Melissa Danowski, Department of Community Planning, Housing, and Development; Dennis Sellin and Jessica Abralind, Department of Environmental Services; Walter Gonzalez, Department of Parks and Recreation