



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 amendment to the Arlington County Zoning Ordinance to update heights in the Clarendon Revitalization District and the amendment to Site Plan No. 438 to lower building height and increase the number of apartment units in the Clarendon West development. The changes use the project's gross floor area to deliver more housing units. Moreover, the applicant is mitigating a minor, apparent parking ratio reduction by adding tandem spaces and maintaining its transportation demand management commitments.

The amendment to the heights map will allow the building to fit better with its surroundings and to maximize the housing returned for its gross floor area. The proposed redesign in the minor site plan amendment will reduce overall height and maintain the originally-approved gross floor area. However, the changes will allow the applicant to provide 20 more apartments than originally proposed, providing housing for 20 more households in Clarendon.

The proposed addition of 20 units gives the appearance of reducing the building's parking ratio, but the applicant is taking steps to ensure that the building meets its parking demand. The amendment adds ten tandem spaces, equal to half of the new units and consistent with the previously-approved 0.5 spaces/unit ratio. Tandem spaces provide parking but do not count for the purpose of calculating the parking ratio, giving the appearance of a decline in the parking ratio. Notwithstanding, the nominal reduction is still in line with both a reduction granted to the east phase of the project in 2018 and the multifamily Residential Parking Guidelines approved in 2017.

We believe these amendments support Arlington's housing goals and the integration of the Clarendon West project into its surroundings, and we encourage you to support them. 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; Kevin Lam, Department of Community Planning, Housing, and Development; Joanne Gabor, Department of Environmental Services