



August 3, 2021

Arlington County Planning Division
2100 Clarendon Boulevard, Suite 700
Arlington, VA 22201

Dear Mr. Fusarelli,

The Arlington Chamber of Commerce broadly supports the Plan Lee Highway Scenario Analysis, providing for additional commercial and residential density in an established, aging, yet vibrant and critical transit corridor. Moreover, the Chamber encourages creating flexible land use policies and regulations so as to attract investment to the Langston Boulevard corridor. In developing the plan, the Chamber encourages Arlington County to avoid restrictions that could limit the ability of future community processes to develop innovative designs and solutions for this corridor that has so many unique site constraints and transitions.

The Scenario Analysis provides for additional density to meet community needs, including a framework for the construction of housing of various scales and types. Increasing density in the Langston Boulevard corridor, with its easy connections to multi-modal transportation resources, will help improve housing affordability in Arlington. Housing variety will promote equitable access for people of different backgrounds, incomes, and life stages to live in the Langston Boulevard corridor. The Chamber further supports the inclusion in the plan of opportunities for bonus height and density for projects meeting community needs.

The proposals also take a long view and a flexible approach to allow the corridor to develop organically. The scenarios recommend requiring developments to include ground floor space that can incorporate retail use, but that also allows an expanded spectrum of other types of commercial uses to activate these spaces and provide the variety of uses necessary to support the everyday needs of the community along this corridor. The Chamber supports this flexibility, applying lessons learned from other planning areas, and the opportunity that it will provide for a mix of economic uses and investment along Langston Boulevard.

The Chamber encourages Arlington County not to introduce limitations that could inhibit the corridor's development or specific types of use investments. There are several sites for which seven stories are likely to incentivize reinvestment and revitalization, but five stories are not. The taller options provided in the scenarios are in general more likely to yield the desired housing and income variety, and to support new commercial uses and activity that are necessary to revitalize a corridor that is long overdue for this level of investment, creating opportunities for businesses and optionality for residents.

The Chamber also supports open space, but cautions against developing plans requiring or implying open space in specific locations. Much of the proposed open space in the scenarios fronts on high-traffic, unwelcomingly loud places, or is in locations which could hinder reinvestment. Additionally, the scenarios propose open spaces that will be broken

up by development and transportation infrastructure or that may not even be realized because of placement at sites that are unlikely to be redeveloped.

We look forward to continuing to engage on planning for Langston Boulevard's development and 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; County Manager Mark Schwartz; Natasha Alfonso-Ahmed and Leon Vignes, Department of Community Planning, Housing, and Development