



April 6, 2026

Chair Nia Bagley
Arlington County Planning Commission
2100 Clarendon Blvd, Suite 700
Arlington, VA 22201

Dear Chair Bagley,

On behalf of the Arlington Chamber of Commerce, I request that the Planning Commission recommend the adoption of the site plan application for the redevelopment of 3130 Langston Boulevard. This project represents a significant investment in the Langston Boulevard corridor and is consistent with the goals of the Langston Boulevard Area Plan.

The proposed redevelopment would deliver more than 270 new residential units along Langston Boulevard, helping to implement the vision for this corridor. The variety of unit sizes and layouts will help accommodate a range of households, contributing meaningfully to the County's housing supply at a time when it is critically needed. This growth in the corridor's housing supply would advance the housing goals of the Langston Boulevard Area Plan.

Beyond housing, the project offers a compelling package of community benefits. The inclusion of 5,300 square feet of street-level retail and retail-equivalent uses will bring active ground-floor uses to this stretch of Langston Boulevard, supporting the vibrant, walkable environment the County has sought to cultivate through the Langston Boulevard Area Plan. The proposed open green space will provide a valuable community benefit that residents and neighbors can enjoy. The project additionally includes substantial investment in multimodal transportation improvements: a new eastbound protected bike lane along Langston Boulevard, improved pedestrian infrastructure, an enhanced bus stop with shelter, and consolidated driveway access. These improvements complement the residential and retail uses and will benefit both residents and visitors to the Langston Boulevard corridor.

We request that the Planning Commission recommend adoption of this project, and we look forward to its ultimate approval and implementation. Thank you for your consideration of our 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: Planning Commissioners; County Manager Mark Schwartz; CPHD Director Samia Byrd.