



July 8, 2024

Chair Sara Steinberger
Arlington County Planning Commission
2100 Clarendon Blvd, Suite 700
Arlington, VA 22201

Dear Chair Steinberger,

The Arlington Chamber of Commerce supports Item 4 on the July 11 agenda, the re-adoption of the Pentagon City Sector Plan. The Sector Plan is the product of an extensive collaborative process with public engagement during its initial adoption in 2022 and will help lead the way to a new dynamic neighborhood with diverse housing options and robust multi-modal transportation options. The prompt re-adoption of the Sector Plan will codify the collaborative decision that community reached in 2022 on the future of the Pentagon City neighborhood. We ask that the Planning Commission recommend to the County Board the Plan's re-adoption.

The Pentagon City neighborhood offers an ideal opportunity for increased density. With more housing demand from the arrival of Amazon's HQ2 and region-wide growth, Pentagon City is and will be a convenient neighborhood to live in. By giving residents greater opportunities to commute via Metro, bus, by bike or by foot, growth can occur without greater congestion or car usage. Increased density in the neighborhood benefits residents with additional housing units, and benefits both workers and residents with greater retail and commercial options.

The Plan finds several places that are well-suited for increased density, including RiverHouse Apartments. RiverHouse is a prime location for higher-density housing given its proximity to the Metro station and a robust commercial area. Preserving the apartment complex's surface parking lots, which are underutilized, 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.

The Plan went through an extensive collaborative process with public engagement during its initial adoption in 2022. The final Plan represents a good compromise between all parties that will allow for a lot of good progress to be made. We appreciate that the County is re-adopting the Sector Plan without adding additional process, as the community has undergone a robust conversation on the Plan already. We urge you to please recommend re-adopting the Sector Plan. 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;
Planning Director Anthony Fusarelli.