



November 8, 2023

Christian Dorsey
Arlington County Board
2100 Clarendon Blvd, Suite 300
Arlington, VA 22201

Dear Chair Dorsey,

The Arlington Chamber of Commerce supports the adoption of Langston Boulevard Area Plan with related amendments, with revisions to enact the GLUP Map for the Area Plan, and the inclusion of two additional Plan Goals for the retention or expansion of retail, and the provision of parking resources.

We request that the County Board commit to amending the GLUP designation for properties located within the Plan Area boundaries as soon as possible after the adoption of the Plan, ideally within the first half of 2024. The Chamber believes that County-initiated GLUP amendments are an important component of clearly articulating the vision Arlington has for Langston Boulevard, and for encouraging development to realize this vision. Businesses require clarity and certainty to make significant investments. Finalizing the changes to the GLUP Map in a piecemeal process will discourage developers and businesses from investing in the corridor.

In addition, we ask for the Area Plan to include two additional Plan Goals, the retention or expansion of retail and commercial use, and the provision of parking resources. Including these additional Plan Goals will allow for both policy intentions to be considered as community benefits, comparable to those of the existing Plan Goals. Consideration of these provisions as community benefits will encourage builders and developers to provide these benefits, in exchange for greater density above the base recommendations.

We request the assignment of values for the creation and retention of small and large businesses for use in bonus density calculations. Assigning value to retention or creation will incentivize community-serving businesses of all sizes along the Langston Boulevard corridor, increasing the quality of life for residents.

We support the County Board directing Staff to create a parking plan. A parking plan will incentivize sufficient, publicly accessible parking in the commercial priority areas. While the activity hubs in the Plan provide a degree of walkability, Langston Boulevard is neither a Metro Corridor nor a Premium Transit Corridor like Columbia Pike. Small businesses along Langston Boulevard that are in the Chamber's membership have expressed the importance of surface or publicly accessible parking for their businesses' success.

As we have reached the final chapter of the Langston Boulevard Area Plan, we want to acknowledge the decade-long process leading up to this point. The Chamber expresses our sincere gratitude to Staff, to the Langston Boulevard Alliance, and to the volunteers for all their hard work on behalf of the Plan.

For Langston Boulevard to truly realize its potential, it needs a proper balance of commercial and residential uses. The additions of the enacted GLUP Map, the proposed Plan Goals, bonus

density values and the direction for a parking plan will balance the Area Plan to promote both residential and commercial development.

We 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: Vice-Chair Libby Garvey, Members Matt de Ferranti, Takis Karantonis and Tannia Talento, Arlington County Board; County Manager Mark Schwartz; Planning Director Anthony Fusarelli; Principal Planner Natasha Alfonso-Ahmed; Planner Jennifer Smith.