



July 19, 2024

Chair Libby Garvey
Arlington County Board
2100 Clarendon Blvd, Suite 300
Arlington, VA 22201

Dear Chair Garvey,

On behalf of the Arlington Chamber of Commerce, I wish to express our support for Item 20 on the July 22 Agenda, the Phased Development Site Plan (PDSP) amendment for 1200 South Fern Street. The Chamber was pleased to see that this item was included on the County Board's consent agenda, and we hope that it passes without controversy.

The PDSP amendment would increase the residential footprint of this site from 693 units to more than 1,800 units, as well as increasing the amount of open green by an additional 43,000 square feet. It would therefore increase the residential density of this site, next to a Metrorail station, as well as increase the amount of green space that can be utilized by Pentagon City residents. In addition, the PDSP amendment would adjust the site layout for a newly created street grid between South Hayes Street and South Fern Street, from 12th Street to 15th Street. The new grid would provide arteries with sidewalks and ground floor retail, which would promote vitality at the street level within the site's boundaries.

The elements of the PDSP amendment serve to support all the major goals of the Pentagon City Sector Plan. By promoting a mix of residential, offices, retail, and open green space, the amendments foster mixed-use vibrancy at a district scale. The commitment of 10% of all units being committed affordable units serves to meet the goal of greater equity. Increased green space and streetscapes with room for outdoor dining will help placemaking as well as help local restaurants and retail businesses. Additionally, the new protected bike lane on South Fern Street will complement the rich connectivity of the site to Metrorail, Metrobus, ART buses, and bike lanes.

We ask that you please adopt the PDSP amendment, and we thank you for consideration of our comments.

Sincerely,

A handwritten signature in black ink that reads "Kate Bates". The signature is fluid and cursive, with a large initial "K" and a stylized "B".

Kate Bates
President & CEO

CC: County Board Vice-Chair Takis Karantonis; County Board Members Maureen Coffey, Susan Cunningham, and Matt de Ferranti; County Manager Mark Schwartz; CPHD Director Samia Byrd.