



April 15, 2026

Chair Matt de Ferranti
Arlington County Board
2100 Clarendon Blvd, Suite 300
Arlington, VA 22201

Dear Chair de Ferranti,

On behalf of the Arlington Chamber of Commerce, I request that the County Board adopt the site plan amendment and proposed Waverly Ridge development at 2134 North Taylor Street. This project provides an overdue opportunity to activate a long-underutilized site through the construction of 47 family-sized townhouses along the Langston Boulevard corridor.

The site, currently unoccupied, has sat vacant and been left to deteriorate as numerous development attempts have failed over the past 27 years. As it stands today, the site generates neither housing nor community benefits, and it yields no commercial tax revenue.

Approval of Waverly Ridge transforms this underutilized site into 47 new townhouse units, all of which would be three- or four-bedroom units. This creates homeownership opportunities for residents, provides housing for up to 150 residents, and helps alleviate a shortage of three- and four-bedroom housing units throughout Arlington. The project will generate significant tax revenue as well as provide significant community benefits including providing public open space on the site, stormwater retention, improved streetscapes and a tree contribution.

Although the Langston Boulevard Plan envisions additional housing and increased density on this site, such development is unlikely in the foreseeable future. The SPRC process revealed strong support from neighborhood residents for this site to be developed as proposed. Both the Waverly Hills Civic Association and the Langston Boulevard Alliance have been strong supporters of this project since the site plan amendment was first submitted. We concur with the Transportation Commission and the Planning Commission, both of which support the project and find it to be aligned with the goals of the Langston Boulevard Area Plan.

We respectfully ask the County Board to follow these recommendations and vote to adopt this project. Thank you for your consideration.

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 Maureen Coffey; County Board Members Susan Cunningham, Takis Karantonis, and Julius D. "JD" Spain, Sr.; County Manager Mark Schwartz; CPHD Director Samia Byrd; Planning Director Anthony Fusarelli, Jr.