September 17, 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 write to request that the County Board adopt Item 50 on the County Board agenda, the major site plan amendment and related rezoning for 1501 Langston Boulevard. This proposal advances the goals of the County's housing initiative and the Langston Boulevard Area Plan, as well as complementing the aims of the Adaptive Reuse Policy.

This proposal replaces a mostly vacant, aging office building with 88 new condominiums. A large majority of these units would be two bedrooms or more, helping to alleviate a shortage of family-sized housing units in Arlington, and providing families with more options. The location provides residents easy access to the Rosslyn Metro station, Interstate 66, multiple bus lines and the Custis Trail.

This redeveloped site would serve as a gateway feature for the Langston Boulevard corridor. The applicant worked with Staff to propose substantial improvements to Langston Boulevard adjacent to the site, including narrowing the roadway, removing the existing sound wall, installing a wider and safer Custis Trail, and crafting new landscaping. These improvements, accompanied by the increased density of the site, all advance the Langston Boulevard Area Plan's vision of the corridor as a "Green Main Street."

Furthermore, the project would advance the goals of the 2024 Adaptive Reuse Policy and reduce the office vacancy rate. The currently obsolete office building at 1501 Langston Boulevard would be transformed into a mixed-use development that retains and utilizes the existing garage footprint. This project alone would reduce the Rosslyn neighborhood's office vacancy rate to 17.9%.

We respectfully request that you adopt the major site plan amendment and related rezoning. This project would be a valuable addition to the Langston Boulevard Corridor and to Rosslyn, and we look forward to its ultimate construction and completion. Thank you for your consideration of our comments.

Sincerely,

Kate Bates

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; Community Planning, Housing and Development Director Samia Byrd; Department of Environmental Services Director Greg Emanuel.