



May 13, 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 N. 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 has remained vacant and continued to deteriorate as numerous development efforts have failed over the past 27 years. As it exists today, the site generates neither housing nor community benefits.

Approval of the Waverly Ridge project will transform this underutilized site into 47 new townhouse units, all of which would be three- or four-bedrooms in size. This will create homeownership opportunities for residents by providing housing for up to 150 residents. It further helps alleviate a shortage of three- and four-bedroom housing units, which provides families with more options to stay and grow within Arlington. The project will also generate substantial tax revenue for the County and provide significant community benefits including providing public open space on the site, stormwater retention, improved streetscapes, and more.

Although the Langston Boulevard Area Plan envisions additional housing and increased density on this site, such development is unlikely for 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 support the redevelopment, and the Transportation Commission and the Planning Commission support the project and have found it to be aligned with the goals of the Langston Boulevard Area Plan.

We respectfully ask the County Board to follow these recommendations and approve 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.