



**NATIONAL
LANDING**

PENTAGON CITY

CRYSTAL CITY

POTOMAC YARD

February 10, 2022

Arlington County Board
2100 Clarendon Boulevard
Arlington, VA 22201

Dear Chair Cristol and Members of the Arlington County Board:

On behalf of the Crystal City, Pentagon City, and Potomac Yard business community, the National Landing Business Improvement District (BID) offers its support for the final draft of the Pentagon City Sector Plan.

The final draft of the Pentagon City Sector Plan follows a long history of successful community-driven planning that has resulted in one of the country's best communities in which to live or locate a business. Over the past 18-months, the County has diligently engaged in a thoughtful and robust community conversation to establish a new vision for Pentagon City - one that enhances sustainability and leverages new transit-oriented development to deliver an even more attractive, vibrant, and livable downtown.

Most importantly, the Pentagon City Sector Plan delivers thousands of new residential units during a housing affordability crisis. The Plan locates these new homes amidst an established and growing job center where they can most easily be accommodated by a robust transportation network and amenity-rich, downtown environment. The growth outlined for new housing will help to keep the overarching jobs to housing balance for the greater National Landing area.

The Plan also delivers on long-standing community interests in expanding access to existing open spaces through the delivery of a "green ribbon" and creation of new publicly accessible spaces from underutilized private green space. These concepts are well articulated and illustrated in the community's Livability 22202 Framework, which itself was created through extensive volunteer-driven, grassroots community engagement. Though more open space would always be desirable, the BID recognizes the limitations in a constrained urban environment and understands the value of offering enhanced quality rather than simply quantity.

Finally, the County planning staff deserve strong commendation for a well-run engagement effort. Staff illustrated a deep understanding of the disparate passions and interests of different community stakeholders. Community ideas and suggestions were carefully considered with many incorporated into the plan and for those not included, detailed and reasonable explanations for their exclusion were provided in a response matrix.

Economic development successes of the past several years have stimulated renewed interest in redevelopment throughout National Landing. The proposed Sector Plan, shaped around today's shared community desire for a vibrant, green, interconnected, and inclusive downtown, enables Pentagon City to leverage this momentum and continue Arlington's legacy of best-in-class transit-oriented smart growth that will secure a strong recovery for National Landing and position the area as a premier urban destination for generations to come.

Sincerely,

Tracy Sayegh Gabriel
President & Executive Director
National Landing Business Improvement District

**NATIONAL LANDING
BUSINESS
IMPROVEMENT
DISTRICT**

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