



November 8, 2023

The Honorable Christian Dorsey  
Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, VA 22201

Dear Chair Dorsey:

The Apartment and Office Building Association of Metropolitan Washington (AOBA) encourages the County Board to adopt the Langston Boulevard Area Plan with the inclusion of two additional Plan Goals for retail retention or expansion and the provision of parking resources. We further request that the County Board commit to amending the General Land Use Plan (GLUP) designations for properties within the Plan Area as soon as possible, ideally within the first half of 2024.

As you know, AOBA is the premier non-profit organization representing owners and managers of more than 460,000 apartment units and approximately 167 million square feet of office space in the District, Maryland, and Virginia. Of that portfolio, nearly 23 million square feet of office space and more than 44,000 multifamily residential units are in Arlington County. Our members play a critical role in building and operating the commercial and residential buildings that will accommodate the economy and workforce of the future. As such, our member companies consider themselves part of the Arlington community and maintain a vested stake in the county's long-term sustainability and well-being.

A Board-adopted vision for future land uses should be incorporated into the GLUP straight away. The first paragraph of the GLUP Booklet states, "The Plan establishes the overall character, extent and location of various land uses and serves as a guide to communicate the policy of the County Board to citizens, the business community, developers and others involved in the development of Arlington County. In addition, as required by State Code 15.2-2223 the General Land Use Plan is adopted by the County Board and serves as a guide in its decisions concerning future development."

A separate "Future GLUP Map" outlining Arlington County's future land use vision is duplicative and confusing. We appreciate the concerns that waiting for a full GLUP update to be ready would risk the timely approval of the Area Plan after a decade of work and the use of a "Future GLUP Map" as an interim solution. However, updating the GLUP via a piecemeal process over time risks raising uncertainty and adding costs, in turn discouraging investment along Langston Boulevard. As such, the transition from future map to adopted GLUP should be as seamless and swift as possible.

AOBA also joins with others in the Arlington community in requesting the assignment of values for business creation and retention for use in bonus density calculations, and in seeking the establishment of a parking plan. We share the goal of retaining and creating community-serving businesses; making these activities eligible for bonus density will incentivize them. A parking plan will incentivize sufficient parking for the success of businesses in the commercial priority areas.

We believe these amendments and the swift adoption of the GLUP update will help fulfill the Langston Boulevard Area Plan's goals, and we thank you for your consideration of our comments as you work toward its adoption.

Sincerely,

Scott E. Pedowitz  
Director of Government Affairs, Virginia  
Apartment and Office Building Association of Metropolitan Washington (AOBA)

cc: Arlington County Board; Mark Schwartz, Arlington County Manager; Claude Williamson, Anthony Fusarelli, Natasha Alfonso-Ahmed, and Jennifer Smith, Department of Community Planning, Housing, and Development



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