



**NATIONAL
LANDING**

PENTAGON CITY

CRYSTAL CITY

POTOMAC YARD

March 10, 2021

Matt Mattauszek
Arlington County
2100 Clarendon Boulevard, Suite 700
Arlington, VA 22201

Dear Mr. Mattauszek -

On behalf of the Crystal City, Pentagon City, and Potomac Yard business community, the National Landing Business Improvement District offers the below thoughts and suggestions following the latest public workshop held on February 15th.

The County's planning initiative provides a unique opportunity for the community to come together and shape Pentagon City into the place we all would like it to be. Thus far, the process has revealed a close alignment with the BID's Area-Wide Strategic Plan in the desire to create a walkable, livable, urban center that is transit-oriented, innovative and defined by great design, desired amenities, a vibrant public realm, and lush open spaces.

To be successful, the plan must recognize this shared vision for Pentagon City and then identify the densities, heights, land uses, and mobility infrastructure improvements necessary to make it a reality.

The plan must also include a clear path to implementation by outlining a streamlined and concise development approval process that avoids the uncertainty of conventional community benefits discussions. Clarity around community benefits expectations and predictability of associated costs will ensure development delivers the maximum benefit.

Further, Pentagon City must not be viewed in isolation, but rather as part of a collective downtown community. Seamless connections to adjacent neighborhoods like Aurora Highlands, Arlington Ridge, and Crystal City as well as the Pentagon will ensure a walkable and pedestrian focused urban center.

Finally, current economic uncertainties surrounding the pandemic illustrate the need for flexibility around ground floor uses and retail to enable developers to quickly respond to changing market conditions without sacrificing the vision for downtown.

Recent economic development successes within the area have resulted in a great deal of redevelopment interest in the Pentagon City area. With these considerations, the Pentagon City Planning Study is well on the way to ensuring that this growth delivers a vibrant, inclusive, and sustainable downtown community for all of National Landing.

Sincerely,

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

**NATIONAL LANDING
BUSINESS
IMPROVEMENT
DISTRICT**

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