



Clarendon-Courthouse Civic Association

The Arlington County Board
2100 Clarendon Boulevard
Arlington, Virginia 22201

Dear members of the Arlington County Board,

As you prepare to vote on a possible Courthouse Square Sector Plan Addendum, please consider the views of the Clarendon-Courthouse Civic Association.

We ask that all contributions made by developers in exchange for the increased density proposed in the Sector Plan Addendum be dedicated to the proposed green space and a community center, and that this funding provision be expressly stated in the Sector Plan Addendum.

We strongly support the addition of the green space at the East end of the Courthouse Sector in the center of Courthouse Square, as proposed by the addendum. However, we are troubled by the fact that there is no funding source identified in the proposed Sector Plan Addendum for this green space – which has been the marquee feature on all staff presentations to date. This Sector Plan Addendum awards considerable bonus density to the developers of the proposed surrounding buildings. In Arlington, such bonus density, which in this case will amount to hundreds of thousands of square feet, is given to developers only in exchange for commensurate community benefits. We would like these community benefits to pay for the large surface park proposed in the Sector Plan Addendum.

We further recommend that progress implementing this amenity be separated from the undergrounding of the surface lot parking until a parking utilization review justifies the costs and identifies funding sources for any underground parking. In other words, we do not want the development and cost of the surface park to be tied into an underground parking garage, which in our view may not be necessary.

We also strongly support the addition of a Community Center, to include –

1. A Senior Center;
2. Indoor Sports Courts/Exercise Rooms;
3. An Adult Education Center, modeled after the one lost next to Baja Fresh on Wilson Boulevard;
4. Meeting Rooms for use by County Staff and other Civic Associations; and
5. Other amenities as defined during a more detailed planning process.

To reiterate: this plan proposes a number of great amenities, but they need to be funded by developer contributions. We also request that if developer contributions will not cover the cost of the park and community center, that back-up funding sources are enumerated in the Sector Plan. Without these written assurances, the CCCA cannot support the plan as drafted.

Thank you for considering our views.

Ben D'Avanzo
President, Clarendon Courthouse Civic Association

A handwritten signature in black ink, appearing to read 'Ben D'Avanzo', located below the printed name and title.