



**NATIONAL  
LANDING**

PENTAGON CITY

CRYSTAL CITY

POTOMAC YARD

November 7, 2022

Claude Williamson  
Director for Community Planning, Housing and Development (CPHD)  
2100 Clarendon Boulevard, Suite 700  
Arlington, VA 22201

Re: Future of Outdoor Dining Study

Dear Mr. Williamson:

On behalf of the Crystal City, Pentagon City, and Potomac Yard business community, the National Landing Business Improvement District (BID) would like to provide important feedback for consideration as part of the **Future of Outdoor Dining (FOOD) Study**.

The National Landing BID commends the County's quick action in creating processes and approaches to Pick-up/Drop-off Zones and Temporary Outdoor Seating Areas (TOSAs) which provided needed flexibility and support during a very difficult time for area restaurants. In National Landing, TOSAs have enabled existing businesses to respond to customer demand for more outdoor seating, especially along 23<sup>rd</sup> Street Restaurant Row.

As the world transitions into a "new normal" post-pandemic, the restaurant community has communicated clearly that major challenges and obstacles to success remain including low office occupancy due to hybrid work, supply chain issues, rising prices, and a shortage of labor. These challenges demonstrate the need to maintain the County's flexible approach to outdoor dining.

To that end, the BID offers the following suggestions/comments for consideration as part of the County's FOOD Study and anticipated changes to policy regulating outdoor dining.

- Consider regulatory framework that enables TOSAs located on private parking that previously needed to meet parking minimums to become permanent in metro corridors
- Allow establishments to seek live entertainment and music use permits within the TOSAs to support street activation goals
- Relax total restaurant capacity restrictions that require one-for-one reductions in indoor seating for each additional outdoor seat to be more consistent with industry standards and practices in neighboring jurisdictions.

Unique outdoor dining spaces enabled by the County's TOSA regulatory approach are important tools to support local and small businesses, meet our collective goals for vibrant streetscape, and facilitate talent attraction efforts in today's economic development environment. We look forward to continued partnership in ensuring a flexible regulatory environment to continue meeting these economic development and planning objectives.

Sincerely,

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

**NATIONAL LANDING  
BUSINESS  
IMPROVEMENT  
DISTRICT**

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