



April 19, 2026

Ms. Emma Martin  
Associate Planner, Arlington County  
Department of Community Planning, Housing and Development  
2100 Clarendon Boulevard  
Arlington, VA 22201  
Re: Site Plan Amendment for 1101 S. Joyce St (SPLA26-00005)

In reviewing the site plan amendment request, CCCA takes the following position on behalf of our residents and in support of our neighboring associations.

We recognize that small pharmacies may be struggling in the current market conditions, and alternative retail flexibility may be necessary, including the potential for a bookstore as we have seen the remarkable success of Day Drift Cafe at 1550 Crystal Drive.

However, given the considerable number of residents in 22202, ongoing growth and our long-standing efforts to support those who wish to remain car-less, we need a large, 40k+ sq. ft., full-service grocery store in Pentagon Row. This essential facility is a core part of the urban fabric that encourages walking and biking for commuting, recreation, shopping, and other errands.

Given that this Harris Teeter location also houses a pharmacy, CCCA supports the request to remove the requirement for a drug store at Westpost with no change in the grocery store requirement of site plan condition 52. Please see the following link as a reference to our 2021 input on Westport development, which is consistent with our current position and can be filed accordingly.

<https://crystalcitycivic.org/3capentagonrow.pdf>

Sincerely,

Tarsi Dunlop  
President CCCA

CC:  
Arlington County Board Members  
Mark Schwartz, County Manager  
Arlington Ridge Civic Association  
Aurora Highlands Civic Association  
Crystal and Pentagon Cities Council  
CCCA Board