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Newsletter

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For Quicker Updates on Issues and Events

[Like our Facebook page](#) for notifications and check out the [website](#).

# Civic Association Issues

## What do you get for your \$10 annual dues?

Your small contribution of \$10 funds primarily: our website, dues in the Arlington County Civic Federation (required); advertising for meetings; snacks for meetings. All Executive Committee members are volunteers who spend many hours working on behalf of Crystal City residents—and producing this Newsletter!

Send a check for \$10 to the CCCA Treasurer at 1200 Crystal Drive, Arlington, VA 22202.

## April 26 CCCA General Meeting

As is our tradition, we have invited new **County Board Member Erik Gutshall** to come speak with us at our next meeting. Come have a conversation with him about the direction of Arlington and how this will impact Crystal City.

We have also invited **Assistant County Manager for Communications and Engagement Bryna Helfer** to share with us the new Six-Step Public Engagement Guide (see article below). At the suggestion of County Manager Mark Schwartz, Ms. Helfer has been leading a major effort to encourage better communication between County staff and residents, especially through civic associations and condo boards.

**Location: Back to the Crystal Park Community Room at 1805 Crystal Drive; 7-9 pm.**

## Nextdoor.com, Your Neighborhood Blog

Please sign up with the Crystal City group at Nextdoor.com to stay informed about happenings in the hood, including CCCA-related issues, and to share events and other items with your neighbors.

# Crystal City Development and Planning Issues

## CCCRC Letter to County Board

The Crystal City Citizen Review Council (CCCRC) was established by the Arlington County Board to monitor,

identify issues and ensure the success of the Crystal City Sector Plan. others appointed by the County Board. The following letter was sent by the CCCRC to the County Board on March 30, expressing concern that the proposed budget will seriously limit resources for investment in the Crystal City 'economic engine' due to a reduction in the TIF (Tax Increment Financing) rate of income from Crystal City returning to Crystal City development projects. Read the biennial report to understand the implications for Crystal City of this proposed budget cut.

“Dear Board Members,

For some time now, increasing concerns have emerged in CCCRC discussions and among Crystal City stakeholder groups about a perceived lack of momentum for Crystal City development efforts at a critical juncture. There is also a sense of being overtaken by other communities.

On the positive side, the emergence of JBG Smith as a determined and resourceful actor with clear ideas and energy gives us hope. However, an acceleration of plans, in accordance with the expectations conveyed by our Sector Plan, will not be viable in the absence of substantially strengthened support from the County.

Our concerns on this point have been considerably heightened by the Budget Proposal which you are currently considering. We are all aware of the role played by Crystal City and some other high-density areas in subsidizing services provided to other areas in our County. When a budget dilemma is now finally being openly recognized, we struggle to find diplomatic language to express our reactions to your conclusion that tax rates shall not be increased and that services (read: consumption) will largely be protected, whereas the resources for investment in the Crystal City 'economic engine' are proposed to be severely limited. We also hear comments that 'development is becoming a burden on Arlington', when the reality is just the opposite, viz., that investments in support of revenue-generating development projects are absolutely vital to our hope of creating a 'virtuous cycle' out of our current dilemma.

In our attached Biennial Report, we urge you to rethink the existing proposal for a cut in the Crystal City TIF, and we also ask for assurance that the CCCRC be invited to participate in relevant budget work sessions or other appropriate settings in future years. Similarly, we request the opportunity for a dialog regarding the Crystal City items in the new CIP.

Many thanks for your consideration!

Christer Ahl  
Acting Chair, CCCRC”

[See Biennial Plan here.](#)

## National Airport Construction and Traffic

Most customers who fly at Reagan National will be minimally impacted by Project Journey construction activities. Airlines and flights will continue operating throughout the project, with the usual services and

amenities. Changes will be implemented in phases and announced here. Passengers are invited to become more familiar with the [project](#), its major milestones and key benefits. Be among the first to know about upcoming changes by [subscribing to Project Journey advisories and updates](#).



#### Key issues:

- Beginning Friday, March 23, two left lanes will be closed at all times along sections of the Arrivals (lower-level) roadway for construction.
- Beginning Wednesday, March 21, Uber and Lyft pick-up locations for Terminal B/C moved to the Arrivals (lower) level.
- Two Curbside Doors to Terminal B/C Ticketing Level Closing for Construction
- Airport and Hotel Shuttles Relocated to Ticketing Curb
- American Airlines and Delta Air Lines ticket kiosks and bag drop counters moved about 100 feet from their previous locations near the Metro walkways into National Hall.

### **Still no contractor for the Potomac Yard Metro, but a decision should be coming soon**

A top Alexandria official expects Metro to award a contract before mid-year for the \$268 million Potomac Yard Metro station, with the hope of opening the long-awaited facility within about four years. Alexandria City Manager Mark Jinks could not provide a specific construction timeline, as the final designs require additional community review. That said, initial excavation, utility relocation and demolition work could begin this year, before final designs are complete. The station will be financed with federal grant money and state and federal loans, not the city's general fund, Jinks said. A special tax district has also been put in place to support the project, he said. [Read more here.](#)

### **What JBG Smith has to say about the prospect of HQ2 in Crystal City**

JBG Smith Properties, as the dominant landowner in Crystal City and key to Virginia's bid for Amazon.com Inc.'s second headquarters, can't say much about the fierce competition for HQ2. But in its latest quarterly earnings report, issued Monday, the Chevy Chase-based

real estate investment trust nevertheless makes the case why Crystal City should be considered for the prospect, albeit without disclosing any specifics about its bid, or Virginia's offer. *"The world is full of theories on who will win and why, and every city believes it has a compelling pitch for why they will rise to the top. We intend to keep our heads down and work hard to show why we believe Northern Virginia, and specifically Crystal City, should make the final cut."* [Read more here.](#)

### **Hotel management company moving HQ to Crystal City**

Interstate Hotels & Resorts is moving its headquarters within Arlington. The hotel management company has signed on for 35,000 square feet for 15 years at JBG Smith's 2011 Crystal Drive in Crystal City. Terms were not disclosed. The company is currently based at 4501 N. Fairfax Drive in Ballston. [Read more here.](#)

### **Construction Update: Long Bridge Drive**

Construction is proceeding ahead of schedule for the



Long Bridge Drive street improvements project. Realignment of Long Bridge Drive in advance of the I-395/Boundary Channel Drive interchange project

is complete, including the construction of new curb and gutter, sidewalks, streetlights, and underground utilities. The contractor will begin final paving of the newly aligned street during the week of March 26, weather permitting. Installation of signs and pavement markings will follow paving in April. [Read more here.](#)

### **Crystal City Pedestrian Tunnel To Eventually Close**

The pedestrian tunnel that crosses Route 1 in Crystal City will eventually be removed as part of the 23rd Street alignment project, though a scheduled closing has not been set. The project, which is several years out, will "accommodate redevelopment on the east and west intersections of 23rd Street S. between Crystal Drive and S. Clark-Bell Street" in two phases. (Clark and Bell streets are also being realigned and merged into one.). The tunnel may be closed before the project begins, "because it is underutilized" and because of upkeep costs, according to a county spokesperson. The tunnel was intended as a safety improvement, though many

locals take their chances at street level due to the tunnel being dark and smelling like urine. [Read more here.](#)

### Rice Bar Opens In Crystal City

A new Korean bibimbap restaurant has opened in Crystal City. Rice Bar opened its first Arlington location at 1235 S. Clark Street on Monday, March 5, according to the store's manager, James Lee. Bibimbap is a hot rice dish served with meat, egg, sautéed or seasoned vegetables, and other toppings. [Read more here.](#)

### Tortoise and Hare Has Closed in Crystal City

A decade-old Crystal City bar scene stalwart has closed its doors. Tortoise and Hare Bar and Grill, at 567 23rd Street S., served its last customers on Wednesday, Feb. 28. In a Facebook post, the bar said it had been trying to find a buyer but it was unable to come to an agreement before its lease expired at the end of February. [Read more here.](#)

### Italian Lingerie Brand Intimissimi Opening Store in Pentagon City

Italian lingerie brand Intimissimi is opening a new store at the Pentagon City mall, in the former Brookstone space. Intimissimi, which boasts nearly four times as many stores worldwide as top U.S. lingerie brand Victoria's Secret, announced plans to expand to the U.S. in 2015. Since then it has opened more than a dozen U.S. stores, from New York to Los Angeles and points in between, while positioning itself as "a more refined alternative to Victoria's Secret." Intimissimi is hiring for its new Fashion Centre at Pentagon City location, which is being paired with a store for parent brand Calzedonia, which offers "Italian legwear and beachwear." [\(ArlNow.com\)](#)

### New Wine Store in Pentagon City

The Pentagon City Wine Merchant opened recently at 1330 S. Fern St., just across from Costco. Their small space is packed with a wide selection of wine and beer, plus snacks and cheeses, with a focus on affordable, interesting "everyday" wines. Wine and beer tastings will be offered on the weekends.

# Arlington County Issues

## Major Milestone: A New Six-Step Public Engagement Guide

The County's new "Six-Step Public Engagement Guide for Capital Projects" aims to strengthen engagement

and communication processes across County government – for hundreds of capital projects both large and small. Recognizing there's no one-size-fits-all approach, the guide aligns the level of public engagement needed based on the characteristics, benefits and potential impacts of each project. The six-step process highlights how engagements should be planned, implemented and assessed.

Over the last year, the County Manager's office worked with both internal and external stakeholders to develop the guide. And in the last month, hundreds of staff across the County have been trained on the new guide. Starting April 2, the guide will be applied to new capital projects just coming online. The County also will incorporate engagement levels into the next Capital Improvement Plan.

View a [one-page snapshot of the guide](#) or check out the [full guide](#). You can also stay connected other important engagement opportunities by checking out the Engage Arlington webpage. [Read more here.](#)

## County Meeting with Civic/Condo Associations

County Manager Mark Schwartz and Arlington County Civic Federation President Duke Banks held three separate meetings with Civic Association and Condo Presidents in early March. The purpose was to seek input on how to improve County communications. (See [Summary Notes](#) for a summary of the information compiled at these roundtables. The first pages provide an overview and key themes that emerged in these successful roundtables. The last page list the Civic Association and Condo Boards that participated.)

President Banks commented that "What was, to my mind, the most significant "finding" is that this may have been the first time that several presidents of civic associations came together and were able to share "lessons learned" such as how to better communicate within a civic association and tactics on how to promote activities in multifamily units (which is a major issue for many civic associations who have difficulties entering buildings to promote civic involvement). All meetings were well received, with a collective sense that they should be continued in the future. "

## Millennial Engagement in Arlington County

You are invited to participate in a research study on millennial engagement in Arlington County. The study is being conducted by a group of Master of Public Policy students from George Washington University, who may be reached at [millennialengagement@gmail.com](mailto:millennialengagement@gmail.com).

The purpose of this research study is to discover what motivates millennials to engage in Arlington County. Your participation in the study will contribute to a better understanding of successful engagement strategies, millennial motivations, and characteristics of engaged millennials. We don't anticipate any risk to participating in this survey. You must be between 25 and 34 years old to participate.

The survey will ask for your opinions on and experiences in Arlington County and will take approximately 5-10 minutes of your time. A limited number of research team members will have access to the data during data collection. Your participation in this study is completely voluntary. You may decline to answer any question and you have the right to withdraw from participation at any time. You will not be identifiable from the information that you provide and all the data will be presented in aggregate. If you do not want to participate either simply stop participating or close the browser window.

[Click on Survey Monkey here.](#)

### County Tip Card on Useful Contacts

The County has produced a very useful card that shows resources (apps/websites) and contact numbers. You can see the card here and download it for easy reference.

### Notice of Proposed Real Property Tax Increase

A public hearing on the increase will be held on April 5, 2018, at 7:00 P.M. or as soon thereafter as possible in room 307, 2100 Clarendon Blvd. After the hearing, the County Board may adopt a tax rate lower than \$0.993 per \$100 of assessed value, but it cannot adopt a higher rate. The total assessed value of real property, excluding additional assessments due to new construction or improvements to property, exceeds last year's total assessed value of real property by 1.3 percent. A lowered rate is necessary to offset the increased assessment: [Read the details here.](#)

### Clarendon Boulevard at 15th Street N. - Pedestrian Safety Improvements

The right turn slip lane (from Clarendon Boulevard to 15th Street N.) was permanently closed to traffic on March 13, 2018. Clarendon Boulevard is a key arterial street in the Rosslyn-Ballston corridor and the project intersection is central to the busy Courthouse Metro station. The intersection is currently designed primarily to funnel automobiles onto 15th Street N., which often results in many conflicts between vehicles and pedestrians and transit users traveling through the area. The project will improve pedestrian safety, circulation

and access in and around Courthouse Plaza. [Read more here.](#)

### Beyer: DOD Report Fails To Provide Robust Study or Offer Sufficient Recommendations on Helicopter Noise

March 16, 2018 (Washington, D.C.) – Rep. Don Beyer yesterday sent a letter to the Department of Defense (DOD) expressing his dissatisfaction with the DOD's



recently-issued report on the effects of military helicopter noise in the National Capital Region. The DOD report (Summary; Full: Part I, Part II) was

developed in response to Beyer's 2016 amendment to the National Defense Authorization Act, and submitted nearly a year after its required due date.

Beyer wrote:

"Unfortunately, this Report failed to give anything resembling a robust study of the issue, nor does it offer any new or thoughtful recommendations for noise reduction.

"Throughout this process, I have appreciated an ongoing dialogue with Major General Howard, Commanding General of the Military District of Washington, and appreciate his responsiveness and dedication to reducing helicopter noise in the National Capital Region (NCR).

"The Report, however, was delivered to Congress nearly an entire year past its deadline, and failed to study the effects of helicopter noise as directed by Congress."

A signed copy of Beyer's letter is available here.

### Arlington's Spring Cleaning for Water Pipes Begins March 26



From March 26 through May 7, Arlington's safe and dependable drinking water may taste slightly different as the regional supply system undergoes its annual spring cleaning. Crews at

the Washington Aqueduct will begin the temporary disinfectant switch from chloramine to chlorine. The annual switch is part of a routine program to clean and maintain the drinking water systems. [Read more here.](#)

## These 5 Cities Are The Amazon HQ2 Finalists, According To BofA

A surge in web queries emanating from an internal Amazon.com page devoted to the company's HQ2 search, and focused on Arlington, VA hinted that the winner for the company's HQ2 location was already familiar to at least a small group of Amazon employees. That said, Washington D.C. (and surrounding areas) winning the great HQ2 race would hardly be a major surprise: recently researchers at Hamilton Place Strategies, an analytic PR consultancy, crunched the numbers and tabulated that Washington, D.C. would be the most likely city to land Amazon's massive second headquarters. [Read more here.](#)

## Amazon Toured Crystal City and Rosslyn

Amazon officials visited Crystal City and Rosslyn last week as part of the company's HQ2 search, multiple sources tell ARLnow.com. The commercial real estate industry sources say the Crystal City tour happened Wednesday. The Arlington neighborhood, with its vacant office space and robust transportation options, has been mentioned as a frontrunner among D.C. area locales. Amazon officials also toured Rosslyn, the other Arlington location in the running, we're told. [Read more here.](#) and [here.](#)

## Arlington No. 3 on New 'Best Cities for Millennials' List

In news that should be music to the county officials' ears as they court Amazon, Arlington County is among the top 3 best places in the U.S. for millennials, according to new rankings compiled by Niche.com. Arlington is third behind San Francisco (#2) and Cambridge, Mass. (#1). The Boston area is also among Amazon's top 20 potential HQ2 destinations. [Read more here.](#)

## Arlington County's Solids Master Plan Transitions From Pollution Control to Resource Recovery

Arlington County's Water Pollution Control Bureau (WPCB) is located off South Glebe Road near Route 1. The WPCB protects public health and the environment by transforming sewage into clean water which is discharged into Four Mile Run, part of the Chesapeake Bay Watershed. The solids generated during the water reclamation process undergo treatment and supply farms throughout Virginia with an organic fertilizer. Over the past three years, the WPCB staff have met with several local civic and environmental organizations, including the Crystal City Civic Association, to share information on the Master Plan to improve treatment and recovery of these solids. The evaluation process

used a quadruple bottom line approach to consider financial, operational, environmental and social impacts. Thermal Hydrolysis Pretreatment with Anaerobic Digestion (THP/AD) emerged as the best solution for Arlington.

The THP/AD process offers many benefits. Since the process reduces solids quantities by about half, there will be less truck traffic through our neighborhoods. The THP/AD process also produces a higher quality product which can be distributed to residents or commercially marketed. The process also generates natural gas for the variety of end users within or near the plant, potentially including the County's ART bus facility across the street. This renewable energy source will allow the WPCB to help meet Arlington's goal of being a sustainable community. The project will be fully funded by water and sewer rates with no impact to taxes. By phasing in the project over several years, the County will keep any needed rate increases to a minimum. Design of the THP/AD system is projected to begin in 2020. It is projected to be in service around 2027. In the near term, several updates will be made to optimize, repair or replace aging equipment. [More information is available.](#)

## Arlington County Planning Director Elected to Prestigious College of Fellows

Arlington County's Planning Director, Robert "Bob" Duffy, has been elected to become a member of the American Institute of Certified Planners College of Fellows (FAICP), one of the highest honors bestowed upon a member by the professional institute under the American Planning Association (APA). [Read more here.](#)

# Other Issues

## The Connection Library

For events at the Pop Up Library, see the [calendar page.](#)

## April 5K Races in Crystal City

2121 Crystal Drive; 6:30 p.m.

**Every Friday in April**, Crystal City hosts this popular evening race where you can hit the pavement after work and head to dinner or a local watering hole after crossing the finish line. [Learn More](#) The race series scheduled for Fridays in April (April 6th, 13th, 20th, & 27th) will close a number of area roads and impact how area residents, guests, and workers access and leave garage and parking facilities during the event (between the hours of 6:15 PM and 7:45 PM). Click here for the [Road](#)

[Closure Notification Document](#) to ensure that everyone can plan accordingly. The document includes information on how individual properties' garages and driveways are impacted and how to access them. Detailed maps are also included to provide further clarity.

### Crosshairs Garage Races

201 12th St. - G4 Level

**Wednesdays, March 7 - April 4, 6:30 p.m.**

Get ready for the most excitement and adrenaline that can be had in a parking garage with Crosshairs Garage Races. Unique to Crystal City, this weekly bicycle race series challenges elite and amateur cyclists alike to compete for weekly prizes and points in pursuit of the series title. [Learn more.](#)

### Crystal City BID Updates

You can [subscribe to our newsletter](#), follow us on [twitter](#) or instagram (@ccbid), and Like Us on [Facebook](#) for the most current information.

### National Walking Day

**April 4:** Walking is a great way to promote health and wellness amongst employees, tenants, and friends.

Form a walking team with coworkers, friends, or neighbors and register for the event. Arlington Transportation Partners will host several pit stops around Arlington from 11:30 a.m. – 1:30 p.m. [Read more here.](#)

### Lichens 101

Saturday, **April 7**, 10am - 12pm Join lichenologist Manuela Dal Forno, a National Science Foundation Postdoctoral Research Fellow, as she reveals the inner workings of lichens. We'll start indoors with a short intro, then hike to ID local lichens. Bring hand lenses. For information: 703-228-6535. Meet at Long Branch Nature Center. \$10. #632948-E

### Birding Arlington by Bike

**April 28**, 8:30am - 12:45pm. Join Arlington Regional Master Naturalists for a bicycle ride around Arlington during spring bird migration. We'll stop at 4 or 5 of Arlington's hotspots to see how many species of birds we can observe on this 22 - mile ride. Beginning birders are welcome. The bike ride may end around 12:45pm, but could vary. For information: [armn.org/contact-us](http://armn.org/contact-us). Meet at the parking lot of Barcroft Community Center, 4200 S Four Mile Run Drive. (Rain date: Sunday, Apr. 29). No registration is required.

### Want to Live Comfortably in Arlington? Here's What It Will Cost You

It's not cheap to live in one of the best places for millennials. That's according to figures from the Economic Policy Institute, which has come out with an interactive calculator to determine how much it costs individuals and families to comfortably live in Arlington and other U.S. counties. For a couple with two children in Arlington, it costs about \$9,493 per month to live comfortably, according to EPI, or just over \$113,915 per year. The highest monthly costs were attributed to housing, at an average of \$2,040 per month — for a “modest” but “sanitary” two-bedroom apartment — but childcare costs in the county were just behind it at \$1,801 per month. [Read more here.](#)

### 2018 NOVA Home Show & Garden Expo: April 14

Whether you are a resident looking to improve your home, an experienced contractor or a landlord managing rentals, the [2018 Arlington Home Show & Expo](#) offers a convenient [one-stop shop to “Ask an Expert”](#) and learn of new ways to update your home, and add value to your property. The family-friendly event will be hosted at the Kenmore Middle School.

### Prescription Drug Take Back Day

**April 28**, 10 AM - 2PM. The Arlington County Police Department, Arlington County Sheriff's Office and the Drug Enforcement Administration (DEA) will help the public prevent pill abuse and theft by ridding their homes of potentially dangerous expired, unused, and unwanted prescription drugs. This disposal service is free and anonymous, no questions asked. Please note: The DEA cannot accept liquids, needles or sharps. Only pills or patches will be accepted. More information.

The Arlington County Police Department will be collecting prescription drugs at the following sites:

- Langston-Brown Community Center, 2121 N. Culpeper Street
- Fire Station #9, 1900 S. Walter Reed Drive
- Gunston Community Center, 2700 S. Lang Street

### Birding Arlington by Bike

**Apr. 28**, 8:30am - 12:45pm. Join Arlington Regional Master Naturalists for a bicycle ride around Arlington during spring bird migration. We'll stop at 4 or 5 of Arlington's hotspots to see how many species of birds we can observe on this 22 - mile ride. Beginning birders are welcome. The bike ride may end around 12:45pm, but could vary. For information: [armn.org/contact-us](http://armn.org/contact-us). Meet at the parking lot of Barcroft Community Center, 4200 S Four Mile Run Drive. (Rain date: Sunday, Apr. 29). No registration is required.

# CCCA OFFICERS

Contact us:  
[board@crystalcitycivic.org](mailto:board@crystalcitycivic.org)

President	Carol Fuller
Vice President for Policy and Planning	Judy Freshman
Secretary	Claudia Yarus
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Membership Liaison	Vacant

Established January 28, 2014

**Join on our website:**

<http://www.crystalcitycivic.org/>

**Or send a check for \$10 to:**

Treasurer, CCCA  
1200 Crystal Drive  
Arlington, VA 22202