

Note: The complete Newsletters is distributed by email only to paid members.

Newsletter
No. 3, 2018

March 2019



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

Facebook: <https://www.facebook.com/crystalcitycivic/>

Inside this Issue:

Civic Association Issues

[CCCA Meeting February 27](#)

[Next CCCA Meeting](#)

Crystal City Development and Amazon

[Amazon HQ2 at National Landing](#)

[JBG Smith financials](#)

[Northam quietly signs Amazon incentives bill](#)

[Amazon Leaders Pledge to Be "Good Neighbors"](#)

[Why Jeff Bezos was hands off with HQ2 search](#)

[Amazon 'Felt Welcome' in Arlington](#)

[Amazon drops plan to build NYC headquarters](#)

[A Better Way to Attract Amazon's Jobs](#)

[Amazon hopes to hire most of HQ2 locally](#)

[Planners Say Region Has Enough Housing](#)

[Arlington anticipates triple the site plans](#)

[JBG Smith's Matt Kelly opens up on Amazon HQ2](#)

[Amazon To Help Reverse Federal shutdown Impact](#)

[Is Amazon Good for Arlington?](#)

[Amazon skeptics hope to derail Arlington incentives](#)

[Amazon Could Sign Agreement with Local Unions](#)

[Virginia to tap online sales tax for Amazon incentives](#)

[GOP Ditches Proposal for More Affordable Housing](#)

[Debate Over How to Make Arlington Homes Affordable](#)

[New Bill to Waive Fees for Affordable Developments](#)

Crystal City Development and Planning Issues

[Synetic Theater to Remain in Crystal City](#)

[CSX Access Gate near Long Bridge Park](#)

[Crystal Drive two-way conversion](#)

Anticipated Construction Dates for Crystal City Projects

[Construction on 1770 and 1550 Crystal Drive](#)

[Clark Street demolition update](#)

[Other Transportation Updates](#)

[Can You Walk from Crystal City to Reagan National?](#)

[Reagan National Airport could get hotel](#)

[Two New Staffers to Prepare Aquatics Center Opening](#)

[Crystal House owner expected to cash out](#)

[CC BID to Expand to Pentagon City/Potomac Yard](#)

[Booz Allen to expand its Crystal City presence](#)

[Life Underground in Crystal City in the 1990s](#)

Arlington County Issues

[Proposed FY 2020 Budget](#)

[Budget Cuts Could Affect Crystal City](#)

[Free Tax Preparation Clinics in Arlington](#)

[Arlington Restaurant Initiative](#)

[Arlington's Affordable Housing Crisis](#)

[County Permanent Drug Take-Back Boxes](#)

[New & improved child care finder!](#)

[What Actually Happens To Your Recycling](#)

[Scooter Safety in Arlington](#)

[Two More Dockless Scooter Companies](#)

[New Regulation of Dockless Scooters](#)

[What Are You Doing This Summer?](#)

Other News:

[Airport Construction Advisory](#)

[Metro shutdown and survey](#)

[New Cong. Beyer Newsletter](#)

[Lawmakers Press for Helicopter Noise Study](#)

[I-66 Widening Work Ramps Up](#)

[The I-395 Express Lanes are coming fast](#)
[Crystal City BID Announces Women in Stem Panel](#)
[Signature Theatre Mobile App](#)
[Moving? Doing your Spring cleaning?](#)
[HOG Pull at Haley Park](#)
[Building an Eco Teen Action Network](#)
[Crosshairs Garage Races](#)
[Trek Tuesdays](#)
[The Connection Library](#)
[Crystal City BID Updates](#)

For Quicker Updates on Issues and Events
[Like our Facebook page](#) for notifications and check out the [website](#).

Civic Association Issues

CCCA Meeting February 27

JBG Smith's VP for Development, Andy VanHorn, and his staff gave very detailed explanations of the ongoing and upcoming construction in Crystal City, and preparations for Amazon's arrival. This included: 1550/1770 Crystal Drive/Crystal Square (grocery, park, schedule, etc.); 1900 Crystal Drive (demolition, site plan, construction schedule, etc.); 1800 S. Bell Street (3-year Synthetic lease); 2121 Crystal Drive (retail plans); other sites to be prepared for Amazon. Much of what they talked about is in the articles that follow. The PowerPoint presentation is posted on our [website](#).

Next CCCA Meeting May be April 3

We are hoping to organize a panel discussion with an Amazon representative, a County Board member, and perhaps Andy VanHorn of JBG again. This would be the first opportunity for Amazon to introduce itself, its philosophy, and its desire to be a "good neighbor." We may need to move to a larger space since there is so much interest we are outgrowing Crystal Park. Stay tuned on that. **Save the Date.**

Crystal City Development and Amazon

Amazon HQ2 at National Landing

The following excerpt from JBG Smiths CEO Matt Kelly to Shareholders summarizes succinctly his company's planning with Amazon for Crystal and Pentagon Cities.

[You can read the entire letter here.](#)

"In November, Amazon selected National Landing in Arlington, Virginia as the location of its second headquarters. Amazon expects to initially invest \$2.5 billion in the submarket to house its first 25,000 employees. The key terms of the proposed Amazon HQ2 transaction include:

- Leases for approximately 537,000 square feet of existing office space at 241 18th Street S. (approximately 88,000 square feet), 1800 South Bell Street (full building lease for approximately 191,000 square feet), and 1770 Crystal Drive (full building lease for approximately 258,000 square feet), with approximately \$95 million of incremental JBG SMITH investment, expected to generate a combined net effective rent of approximately \$35 per square foot.
- Sale of Met 6, 7, and 8 and Pen Place land in our Future Development Pipeline with Estimated Potential Development Density of up to 4.1 million square feet for \$294 million or approximately \$72 per square foot.
- Closing timed to facilitate potential 1031 exchanges of the proceeds from the land sales.
- JBG SMITH to be retained as developer, property manager, and exclusive retail leasing agent for Amazon in National Landing.

Earlier this month, the Commonwealth of Virginia enacted the Amazon incentives bill, which provides tax incentives to Amazon as it creates up to 37,850 full-time jobs with average salaries of \$150,000 or higher in National Landing. As part of the incentive package, we expect \$1.8 billion of infrastructure and education investments led by state and local governments, including:

- Two new Metro entrances (Crystal Drive and Potomac Yard).
- Pedestrian bridge to Reagan National Airport immediately adjacent to JBG SMITH holdings.
- New commuter rail hub (VRE) with station entrance located in between two JBG SMITH office assets.

- Lowering of elevated sections of Route 1 that currently divide parts of National Landing to create better multimodal access and walkability.
- Approximately \$500 million of funding for a National Landing innovation campus anchored by Virginia Tech.
- Approximately \$425 million of education investments from George Mason University and the Commonwealth of Virginia.

In addition to commencing work on the approximately 537,000 square feet of office space expected to be leased by Amazon, we have started design and pre-development for the first approximately 2.0 million square feet (Mets 6, 7, and 8) of Amazon's initially planned 4.1 million square feet for HQ2, which based on Amazon's current timeline, is expected to commence construction within the next year. In addition, we are working diligently on finalizing the entitlements for the remaining 2.1 million square feet (Pen Place)."

JBG Smith just issued its first financials since the HQ2 announcement

JBG Smith CEO Matt Kelly said Amazon has the potential to turn National Landing — the umbrella term for Crystal City and Pentagon City in Arlington and Potomac Yard in Alexandria — into the region's new economic hub and one of its tightest office markets. Amazon is expected to grow to up to 4.1 million square feet, with at least 25,000 jobs in the next 12 years, and create demand from companies that want to be close to the Seattle e-commerce and cloud computing company's new home. ([Washington Business Journal](#))

Northam quietly signs Amazon incentives bill

Gov. Ralph Northam on February 5 signed an incentives bill for Amazon.com Inc.'s second headquarters, the final step in sealing a \$750 million deal to bring the e-commerce giant to Arlington. [Read more here.](#)

In Rare Public Appearance, Amazon Leaders Pledge to Become 'Good Neighbors' in Arlington

The Council of Governments hosted a Regional conversation with Amazon on February 21. [You can view the full session on YouTube.](#)



Amazon executives say they're looking forward to becoming "good neighbors" in

Arlington, delivering a decidedly optimistic message to

local leaders in one of the company's first public events since tabbing the county for its new headquarters. The tech giant's head of worldwide economic development, Holly Sullivan, assured a crowd of government officials and business executives February 21 that the company is looking to build a "sustainable long-term partnership" in the region. That presented a stark contrast with Amazon's recent decision to spurn New York City over concerns that local leaders were insufficiently supportive of a new headquarters there. [Read more here.](#) Also read highlights of the [Amazon HQ2-Apalooza event February 28 here.](#)

Why Jeff Bezos was hands off with HQ2 search

The richest person in the world was not a part of the team that ultimately chose Arlington County for part of HQ2, said Holly Sullivan, who was among the leaders of the e-commerce giant's search. That's not to say Bezos had no say, but the search, massive as it was, appears to have been delegated. But one point that Sullivan continued to stress was Amazon's desire to be a part of the community and not replace it. She teased the idea that a group of community leaders, picked by Arlington and the state of Virginia, would continue to communicate with Amazon about concerns brought by HQ2. [Read more here.](#)

Amazon 'Felt Welcome' in Arlington Before Moving In, But Still Plans More Extensive Outreach

When Amazon first started seriously considering Arlington for a new headquarters, the company went so far as to send employees out to local coffee shops and bars to gauge how people around here felt about the tech giant moving in. [Read more here.](#) And, in a smart move by JBG Smith CEO Matt Kelly, the dog-friendly company survey team from Amazon in July was met by dogs, lots of dogs. [Read about that here.](#)

Amazon drops plan to build headquarters in New York City

Amazon canceled plans February 14 to build a campus in New York City with at least 25,000 high-paying jobs Thursday because of resistance from local politicians, unions and community activists who said a project initially hailed as an economic triumph was a lousy deal. The company issued a statement shortly before noon saying it did not intend to reopen its search for a second headquarters at this time but would continue with plans to put at least 25,000 jobs in Arlington County in Northern Virginia and 5,000 in Nashville. [Read more here.](#) Arlington County issued a statement that there is

no change in their plans for Amazon. The Board will consider the incentives package at its March meeting.

[Read more here.](#)

A Better Way to Attract Amazon's Jobs

Virginia can teach New York a few things about how to make a deal that actually works. As in New York, residents in Northern Virginia have expressed concerns around housing affordability and how local residents will benefit. Yet Virginia's approach has muted the criticism. Amazon, like any employer in the area, got a functioning partnership with the city and state, predictability and a commitment to producing engineers and other skilled workers, all of which matter more to companies than the size of a subsidy.

In the absence of national policy to rationalize the corporate-subsidy game, states and cities can impose caps on as-of-right subsidies, demand full transparency and accountability from individual companies and make incentives more inclusive, so they support businesses that pay salaries that can support families and invest in training workers. This type of deal-making will come increasingly under civic and political scrutiny. Rather than being spellbound by our feelings about the world's biggest companies, American cities need to find ways to build local economies in a way that works for everyone.

[Read more here.](#)

Amazon hopes to hire most of HQ2 locally

Amazon.com Inc.'s second home in the D.C. region will be a neighborhood — not a campus — of largely locally hired employees who eat at local restaurants and maybe bring their dogs to work, according to Holly Sullivan, who was among the leaders of the e-commerce giant's HQ2 search. "It's important to say this is not a relocation of our corporate employees from Seattle," Sullivan told the Thursday crowd at George Mason University's Arlington Campus. "The primary reason we are locating here is due to the talent. We hope to hire all 25,000 locally." [Read more here.](#)

Planners Say D.C. Region Has Enough Room to Meet Amazon-Induced Housing Demand

Arlington and other localities around the D.C. region have enough room to add the housing necessary to keep pace with the Amazon-driven population influx expected over the coming years — but actually realizing that potential won't be easy, regional planners say. Researchers with the Metropolitan Washington Council of Governments, a coalition of local leaders, have warned in the past that the region needs to add about 100,000 more homes through 2045, or else risk seeing rent prices creep up even higher and more people

pushed into the outer suburbs. Their latest data, unveiled February 13, suggest that localities across Northern Virginia, Maryland and D.C. have already put plans in place to meet even that large number. [Read more here.](#)

Arlington anticipates triple the site plans with Amazon's arrival

Arlington County could see the number of major development plans triple with the arrival of Amazon.com Inc.'s second headquarters. At least, that's what County Manager Mark Schwartz wants to be ready for. "On a typical year, the county works through six site plans," Schwartz said during an Arlington board budget meeting Thursday. "We expect that number could be as high as 18 in fiscal year 2020." [Read more here.](#)

JBG Smith's Matt Kelly opens up about his pursuit of Amazon's HQ2

Many of the details of that storied search have been previously reported, but Kelly gave the crowd an insider's view of that pursuit. He lost about 10 pounds from the stress and loss of sleep, and feared those all-nighters were making him ill. His wife worried about the mental state Kelly would be in if they lost, recalling his disappointment when The JBG Cos. and New York REIT broke off their merger talks previously. [Read more here.](#)

Is Amazon Good for Arlington?

What's the local business community's take on the deal? We asked Arlington Chamber of Commerce president & CEO Kate Bates to weigh in. [Arlington Magazine](#)

Shutdown takes toll on D.C. revenue, but Amazon is here to help in the long term

The longest federal government shutdown in history took its toll on D.C.'s revenue, but in the long-term, Amazon to the rescue? Looking ahead to fiscal 2020 and beyond, slower growth in population, employment and income, combined with continuing federal cutbacks, will not have a great negative impact on D.C.'s revenue largely because Amazon is on the way — to Arlington. Federal cutbacks are still a drag on the local and regional economies, but this is largely offset by the anticipated arrival of Amazon and its plan to add at least 25,000 jobs to the regional economy over the next ten years," D.C. Chief Financial Officer Jeff DeWitt wrote in his letter to Mayor Muriel Bowser and D.C. Council Chairman Phil Mendelson. "The benefit of Amazon exceeds the slower growth in the revision except for in FY 2022 where the reduction in growth exceeds the impact of Amazon by \$20.4 million." [Read more here.](#)

Amazon skeptics hope to derail Arlington incentives

Critics of HQ2, emboldened by Amazon.com Inc.'s nixed New York plans, are hoping to derail the \$23 million incentive package Arlington County is weighing for the e-commerce and web services giant. While many organizers believe the County should negotiate better terms, some hope to stop Seattle-based Amazon's move to Arlington altogether. [Read more here.](#)

Amazon Signals It Could Sign Agreement with Local Unions to Govern Arlington Construction

Amazon is showing an increasing willingness to sign a collective bargaining agreement with local unions before it sets to work building new office space in Arlington, perhaps meeting a frequent demand of activists concerned about the tech giant's labor practices. Though the company cautions that nothing is set in stone until County officials formally sign off on an incentive deal March 16 to bring the tech giant's new headquarters to Crystal City and Pentagon City, Amazon is sending signals that it's open to the prospect of striking a "project labor agreement" with construction workers who could someday erect the company's future home in Arlington. [Read more here.](#)

Virginia to tap online sales tax for Amazon incentive payments

Virginia could start squirreling away money to pay Amazon as early as July 2020 — and its first \$40 million in payments could come from the State's internet sales tax revenue, according to the budget proposal set to come before the governor. That figure is only a fraction of what the state would pay to the Seattle e-commerce giant in the next dozen years, so long as Amazon creates a required number of jobs as part of its HQ2 campus in Arlington. [Read more here.](#)

GOP Ditches Proposal for More Affordable Housing Cash, Angering Advocates Concerned About Amazon

Republican lawmakers have scuttled Gov. Ralph Northam's proposal to ramp up state funding for affordable housing, a move that's irked advocates hoping for more state help as Amazon starts to move into Arlington. GOP leaders in both the state Senate and House of Delegates have now put forward budget proposals without the \$19.5 million spread across two years Northam had hoped to see flow into the Virginia Housing Trust Fund, a program offering low-interest loans for developers hoping to build reasonably priced housing. [Read more here.](#)

'Never Let a Crisis Go to Waste': Amazon Prompts Debate Over How to Make Arlington Homes Affordable

Arlington leaders agree that Amazon's impending arrival in the county demands urgent action to address housing affordability — but there's a lot less agreement on what sort of policy response is necessary to hold down the area's skyrocketing housing costs. [Read more here.](#)

New Bill Would Let County Waive Fees for Affordable Developments

A new bill just passed by state lawmakers could soon allow localities like Arlington to start waiving many fees for new affordable housing developments, a change that advocates expect could have big impact on the county's housing crunch. New legislation backed by Dels. Lamont Bagby (D-74th District) and Alfonso Lopez (D-49th District) would let officials across the state pass ordinances to do away with any building permit fees or other local levies on affordable housing plans, in a bid to ease the construction of such projects. [Read more here.](#)

Crystal City Development and Planning Issues

Synetic Theater to Remain in Crystal City

JBG Smith, a leading owner and developer of high-quality, mixed-use properties in the Washington, DC market, announced February 21 that it has extended



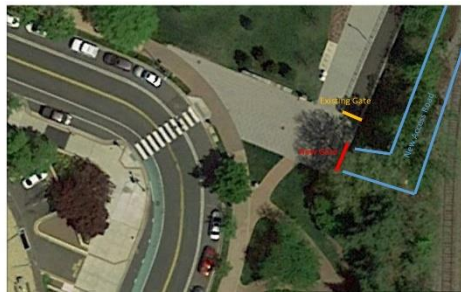
Synetic Theater's lease at 1800 South Bell Street in National Landing. JBG Smith has been actively working to secure a long-term home for the respected cultural

organization in National Landing. Under the lease extension, Synetic Theater will continue to occupy its current 12,000-square-foot space through late 2022. The agreement with Synetic Theater comes three months after Amazon announced that National Landing has been selected as a second headquarters and that JBG SMITH would act as its development, retail leasing and property management partner. Amazon's HQ2, which will house up to 37,850 employees, includes 1800 South Bell Street,

where it will lease space in the same building as Syntec Theater.

CSX Access Gate near Long Bridge Park

Because of the construction of the Facilities/Aquatics Center in Long Bridge Park, CSX needs a new access point to its tracks for maintenance purposes. The only feasible location is from 12th Street and Crystal Drive at the entrance to Long Bridge Park, as we have reported in



the past. CSX has now received all of the necessary County permits and approvals and construction on the new access point

should begin sometime during the week of March 4. The construction team will work most weeks Monday through Friday during business hours. Construction is anticipated to last two months.

Residents will see brush and tree removal and track materials piled during this time. CSX will have a flagman at the gate protecting the public when construction trucks enter the new access point. Because this will be an active work zone, citizens will notice an increase in train bells and horns during this construction period.

CSX states that "while we will do our best to limit sound, visual and other disruption during construction, we wanted to make our neighbors in Arlington aware of these temporary impacts."

Final phase of Crystal Drive two-way conversion starting construction



Construction has been rescheduled to begin March 1 on the Crystal Drive two-way conversion's final phase, which will convert both Crystal Drive between 26th and 27th Streets

South and 27th Street between Route 1 and Crystal Drive to two-way operation. Work will start at the Route 1 and 27th Street intersection, and project construction is expected to last approximately nine months. [Read more here.](#)

Anticipated Construction Dates for Crystal City Projects

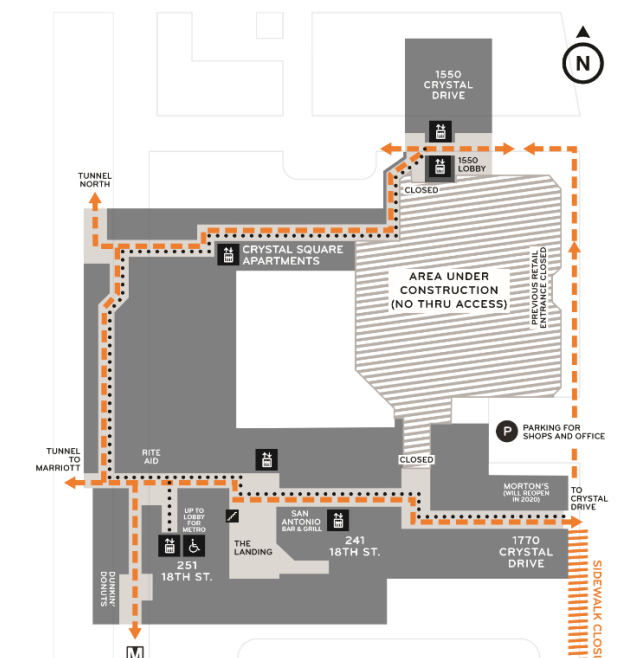
Although tentative, here are some "guesstimates" that JBG Smith gave us at their presentation February 27 of the ongoing and planned construction on Crystal Drive:

- Central District Retail (1550): Under construction with Q4 2021 anticipated completion
- 1770 Crystal Drive: Under construction with Q2 2021 anticipated completion
- 2121 Pavilions: Construction start is leasing dependent. Once a tenant(s) is identified, there will be 6-12 months of design and permitted followed by approximately 10 months of construction.
- 1900 Crystal Drive: Prelim 4.1 application is under staff review. If accepted as scheduled, public process would start in 2019 with a 2020 construction start.
- Amazon is expected to move its first employees into 241 S 18th Street, which only needs slight adjustments, perhaps by June.
- For the interim Amazon occupancy of 1800 S. Bell, JBG Smith will turn the space over to Amazon this summer, and they are aiming to have their employees moved in by the end of the year.

Construction on 1770 and 1550 Crystal Drive

Garage work underneath 1770 and 1550 Crystal Drive has officially kicked off, and the construction teams have begun closing sections of the garage.

IMPACTED THOROUGHFARES AT THE RETAIL LEVEL



- 1550 Crystal Drive – The elevators will remain open and operational on all levels throughout construction, however the number of parking spaces

will be reduced. Limited parking will be available on G2 near 1515 Jefferson Davis Hwy. The southern express ramp from Crystal Drive provides access to the G3 level directly. This is recommended for parking closer to the 1550 elevators. The 15th Street garage ramp will remain closed from the street level. This ramp will only be accessible from inside the garage from G3 to G4 using a single lane of traffic. To exit the garage from any level, please use the 18th Street or Crystal Drive exit ramps. Beginning March 4th, 2019 until TBD, a section of G2, near the ramp behind the entrance of the building, will be blocked off.

- 1515 Jefferson Davis Hwy. – No significant changes to drive lanes or parking spaces. Please continue to use the northern entrance ramp from Crystal Drive to the G2 level, and turn right after passing through the card reader and entry gate. You can access G3 and G4 by using the internal ramp under your building. To exit the garage from any level, please use the 18th Street or Crystal Drive exit ramps.
- For 241 and 251 18th Street – No significant changes to drive lanes or parking spaces. Please continue to use the entry ramp on 18th Street for access to the G2, G3, and G4 levels. You may use the southern express ramp from Crystal Drive directly to G3 as well. At G3, turn left for parking near the 251 elevators or the shuttle elevators to 241 and the Retail. To exit the garage from any level, please use the 18th Street or Crystal Drive exit ramps. Visitors should use the 18th Street entrance ramp or the southern express ramp from Crystal Drive to G3.

Clark Street demolition update

Of the estimated 22,000 cubic yards of soil to be removed during this project, to date, approximately two-thirds have been hauled off-site. The contractor's crew



continues to work between 12th and 15th Streets. They have demolished and removed the concrete retaining wall positioned between Clark Street and 14th Street South. In

conjunction, the contractor has started installing new storm drain facilities and conducting rough grading activities in the same area. Between 15th and 18th Streets, crews have resumed hauling excess soil and other debris off-site.

The installation of traffic signal equipment and street lights at Route 1 and 20th Street South was temporarily interrupted, but activities in this area are expected to resume soon. The next detours for this project will occur during removal of the Clark Street bridge over 18th Street South. This work has not yet been scheduled, but hopefully in April. There will be a two-week advance notice before the detour starts. [Visit the project page](#)

Other Transportation Updates

- Construction to improve the pedestrian crossings at 23rd Street over Route 1 are anticipated for summer 2019 during phase 1 of the project. Closing and removal of the tunnel is not expected until phase 2.
- Design for the 15th and Bell Street reconstruction is at 30%. When it reaches 60%, there will be a public meeting for input. Construction will take 18 months with an anticipated completion in 2020 or 2021.
- The Metroway extension up Crystal Drive from 15th to 12th Street will happen in 2019 or 2020 as part of phase 1 of the Transitway Extension. There will be a demonstration for the community of the functioning of the bus lane before completion.

Can You Walk from Crystal City to Reagan National?

We Gave it a Try. It took 23 minutes to go a third of a mile—but fear not! Because of Amazon's arrival in



Crystal City, the Virginia government has committed to funding the pedestrian/bike bridge to National Airport initially proposed in early 2017 by the Crystal City BID. Read the account of the current

walk from the Water Park to the airport here from [Washingtonian Magazine](#).

Reagan National Airport could get hotel, other development with Amazon on the way

A hotel might be in the works for Reagan National Airport, according to Jack Potter, CEO of the Metropolitan Washington Airports Authority. Potter slipped in the news while being questioned by D.C. Council Chairman Phil Mendelson during an oversight hearing February 25. Exactly where on airport property is unclear, but some type of development could meet folks walking from the \$36 million pedestrian bridge promised to Amazon.com Inc. as part of its incentive deal with Virginia, Potter said. [Read more here](#).

County Plans to Hire Two New Staffers to Prepare for Opening of Long Bridge Park Aquatics Center

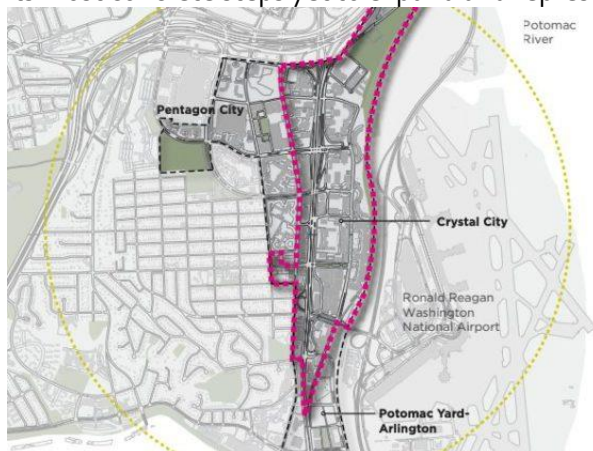
County Manager Mark Schwartz set aside \$110,000 for the newly created positions as part of his proposed budget for fiscal year 2020. He forwarded along his first draft of the new spending plan to the County Board late last week. Schwartz is recommending that the Board act now to start the recruitment and hiring process for a general manager and a maintenance technician for the facility, currently expected to open sometime in “early 2021.” According to a Jan. 31 presentation from the group, daily passes for county residents would range from \$9 for adults to \$5 for children. An annual pass for adults would cost \$630 and \$350 for kids. Non-residents would pay a 25 percent premium on daily passes and a 30 percent premium on all other passes, under the working group’s proposal. [Read more here.](#)

Crystal House owner expected to cash out of D.C.-area with HQ2 incoming

Roseland Residential Trust is seeking major new density for its Crystal House apartments in Crystal City, but its parent company appears ready to cash out of HQ2's backyard before anything gets built. Roseland is pursuing 798 new units across four new buildings, and it may not be an easy sell for the Arlington board despite the presence of Amazon (NASDAQ: AMZN) and its promised 25,000 employees virtually next door. [Read more here.](#)

As Amazon Moves In, Crystal City Business Group Works to Expand to Pentagon City, Potomac Yard

Crystal City’s leading business advocacy group is taking its most concrete steps yet to expand and represent



Pentagon City and Arlington’s portion of Potomac Yard as well. The group’s new proposed borders would expand the BID’s reach down Army Navy Drive until it meets S. Hayes Street, putting major developments like

Amazon’s future home near Metropolitan Park and the neighborhood’s Costco and Best Buy under the BID’s umbrella. However, the Fashion Centre at Pentagon City mall would not be included under the BID’s current proposal. The Crystal City Business Improvement District is hoping to bump out its borders as soon as next year, according to documents submitted to the County Board. The BID plans to spend the next few months working secure the support of businesses in its adjacent neighborhoods, then finalize the change sometime in fiscal year 2020. [Read more here.](#)

Booz Allen to expand its Crystal City presence

Booz Allen Hamilton Inc. will remain in Crystal City, inking a lease extension and expansion for its space at 1550 Crystal Drive, building owner JBG Smith Properties. The lease, which commences in September, brings Booz Allen’s space at 1550 Crystal to 84,000 square feet, about 10,000 square feet more than it currently occupies. [Read more here.](#)

And Booz Allen is not worried about Amazon. “There are tens of thousands of STEM graduates and tech professionals who are — or soon will be — living and working in the Washington metropolitan area. Thanks to the already thriving tech scene and now the added boost of Amazon HQ2, these highly skilled and essential employees won’t have to move across the nation to find opportunities to grow professionally, seize opportunity, and change the world. If tech leaders want to attract and retain them, they’ll be able to do so right here in Silicon Valley East.” [Read more here.](#)

Life Underground in Crystal City in the 1990s

With all the development and changes coming to Crystal City and the advent of Amazon, we thought you might enjoy seeing an old [Washington Post article](#) about the Crystal City Underground from 1994. It was shared by a long-time employee of Charles E. Smith/Vornado/JBG Smith, who is a treasure trove of history about the area. Of course, most of the stores are gone and replaced by others now or to come in the future, but that’s life in the commercial sector. Enjoy!

Restaurant Updates

Los Tios Grill opened its doors in mid-February in a small space at 515 23rd Street S. The location was once home to Cantina Mexicana, which closed last December, after first opening under a different name in 1978. [Read more here.](#) The Crystal City Sports Pub no longer offers just beers and bites to eat — the restaurant now has its own barber as well. “**Crystal City Cuts**” opened up on the

first floor of the bar in mid-February, with a small salon in the back corner of the restaurant (529 23rd Street S.).

Arlington County Issues

Proposed FY 2020 Budget Invests in Community Priorities, Not As Severe As First Feared

County Manager Mark Schwartz presented an overview February 21 of his proposed budget for the County's 2020 fiscal year, which starts July 1, 2019. It includes a combination of strategic spending realignments and a 1.5-cent tax-rate increase to support enhanced investments in community priorities, including Schools, Metro, infrastructure maintenance, housing affordability and the County workforce. In all, the proposal details \$1.34 billion in General Fund spending, a 3.7-percent increase in ongoing commitments compared with FY 2019. Counting \$31.1 million in one-time funds, the increase amounts to 4.7 percent. The size of the reductions is much smaller than initially feared. Schwartz initially warned that the county was facing a \$20-35 million gap. [Read more here.](#)

After County Manager Mark Schwartz presented his [Proposed FY 2020 Budget](#), the County Board voted to advertise [a proposed 2.75-cents tax rate increase](#). By law, the Board can adopt a tax rate no higher than the advertised rate, although it may adopt a lower rate. Learn what this all means by visiting the [County's Budget central](#), and see the ways you can weigh-in, including [two public hearings](#) in April.

Budget Cuts Could Affect Crystal City

Two areas of possible budget cuts could affect us: The Connection Library and weekend service on the ART 43 bus. Whereas we could live without the weekend bus service to Rosslyn and Court House, do we want to live without our beloved Connection Library? Following the budget meetings in March and weigh in strongly. Read more [here](#) and [here](#). Arlington arts advocates are sounding the alarm about [planned cuts](#) in the county's new budget, arguing that they'll disproportionately impact the government's already modest arts programs.

Free Tax Preparation Clinics in Arlington for People with Low or Moderate Income

Sponsored by the Department of Human Services, AARP Foundation, and Community Tax Aid, Inc. [Check it out here.](#)

Arlington Restaurant Initiative

In an effort to increase safety for citizens and to provide restaurant owners and staff with resources to maximize their safety and viability, the Arlington County Police Department has partnered with County agencies to establish the Arlington Restaurant Initiative (ARI). The goal of ARI is to raise the standards of restaurants that serve alcohol, streamline processes within the County Government and maintain Arlington County as a safe destination for nightlife and entertainment. Three of our Crystal City restaurants are already ARI certified: Freddie's Beach Bar, Federico Ristorante Italiano, and the Crystal City Sports Bar. [Read more here.](#)

Arlington's Affordable Housing Crisis

Arlington's affordable housing shortage has grown increasingly dire in recent years. And that's before Amazon announced plans to bring 25,000 new jobs—and more people needing places to live—to the area. A county report issued in 2017 surmised that only about 8.2 percent of Arlington's housing stock—9,369 units—was affordable for households earning less than 60 percent of AMI. To meet demand, the county's Affordable Housing Master Plan estimates that Arlington will need more than twice that share—17.7 percent—by 2040. [Read more here.](#)

Arlington County Installs Permanent Drug Take-Back Boxes

In the first calendar year of the Permanent Drug Take-Back Box program, residents safely disposed of 1008 pounds of unused, unwanted or expired prescription medications. Due to the success of the program, an additional permanent drug take-back box has been installed at Arlington County Fire Station #5. This expansion brings the total number of drop-off locations in Arlington County to four. The permanent drug take-back boxes are located at:

Arlington County Fire Station #2 – 4805 Wilson Boulevard

Arlington County Fire Station #5 – 1750 South Hayes Street

Arlington County Fire Station #9 – 1900 S. Walter Reed Drive

Arlington County Police Department – 2000 block of 14th Street N.

New & improved child care finder!

Arlington's mobile-friendly [online directory of licensed child care centers and in-home child care providers](#) has been updated! We are still working on some additional enhancements, but it is up and running and ready to help residents find quality child care in Arlington.

What Actually Happens To Your Recycling

Does what you put in the blue bin actually get recycled? As part of WAMU's "What's With Washington" series, reporter Jacob Fenston found that most materials do get recycled, but contaminates like food, electronics and plastic bags slow down the system. In addition, some Washington-area counties are sending their glass to landfills because they can't process it economically. And China, one of the biggest buyers of U.S. scrap material, has introduced stricter policies on recycled material imports, putting a strain on local recycling facilities. What do we know about how our region recycles, and how can we improve? Kojo Nnamdi sits down with Fenston and recycling professionals from Arlington and Montgomery County to talk about how Washingtonians can effectively reduce, reuse and recycle. [Listen here.](#)

Scooter Safety in Arlington

Say hello to Ben in this [YouTube Video from](#) the County. Ben is a safe and courteous e-scooter rider. And he hopes YOU will be one, too.

Two More Companies Will Soon Offer Dockless Scooters, E-Bikes in Arlington

Spin will soon be dropping its electric scooters around the county, while Jump will offer both e-bikes and scooters in Arlington. Both companies currently operate in D.C. Ariella Steinhorn, a Spin spokeswoman, told ARLnow that the company's scooters will be available for Arlingtonians to rent starting Feb. 8. Jump has told local officials that they will follow suit "within the next few weeks," according to county transportation spokesman Eric Balliet. The company did not immediately respond to a request for comment on its plans. [Read more here.](#)

Legislation Allowing for New Regulation of Dockless Scooters, E-Bikes Gains Steam

New legislation working its way through the General Assembly could set new state standards around dockless scooters and e-bikes, giving localities like Arlington full authority to ban the vehicles on sidewalks and regulate where they're parked. A bill from Del. Todd Pillion (R-4th District) unanimously cleared the House of Delegates Monday (Feb. 4), setting the stage for state lawmakers to pass their first regulations governing the devices since they began popping up in Arlington and other urban communities around the state last summer.

The legislation shouldn't change much about the county's current dockless vehicle pilot program, which the County Board created last fall to set new standards guiding the use of the suddenly ubiquitous scooters. But the bill would codify into state law many of the

regulations the county has already created as part of the program. Perhaps most notably, the legislation would allow people to ride scooters and e-bikes on sidewalks, unless a local ordinance specifically bans the practice. The County has barred scooters from both sidewalks and trails as part of the pilot, and this bill would allow Arlington to take the next step and pass its own law doing so once the program wraps up. [Read more here.](#)

What Are You Doing This Summer?

The [2019 Summer Camp Catalog](#) is now available! Check out the [2019 Camp Listings](#) to search by age, interest or location. Registration for County camps opens Feb. 13. Camp contracted with Arlington have various registration dates. Summer was designed to give kids a break from school and help them try new experiences and grow mentally, physically and socially. Whether your child wants to refine a sports skill, go fishing, be in a play, learn magic, play mind-adventure games ... or just plain hang, Arlington has a number of programs to suit their interests. [Learn more here.](#)

Other Issues

Airport Construction Advisory

Construction Advisory: Beginning on or about **February 21**, pedestrians will navigate narrowed paths between



Terminal B/C and the Metro station 24 hours a day. Construction crews will build a protective walkway in

the pedestrian bridges connecting Terminal B/C and the Metro station. The center walkway within the pedestrian bridges will be closed. Moving walkways on the bridges will be turned off, and pedestrians will be routed through narrower paths to enter and exit the terminal. To keep people moving within the narrowed space, signs will direct traffic flow. [Read more on Project Journey here.](#)

Metro shutdown and survey

The Washington Metropolitan Area Transit Authority (WMATA), which operates Metrorail, has announced that **all stations south of the Ronald Reagan National Airport Station will be closed between Memorial Day and Labor Day 2019**. The extended closure will allow WMATA to address long-standing and extensive repairs

needed for the continued safe operation of three outdoor station platforms. Single-Tracking and



temporary work were considered, but estimated to extend the repair timeline to several years. The Metro Board chose instead to enact the temporary closure. The service suspension will have a pronounced impact on the City of Alexandria and Southern Fairfax County. Alexandria is seeking citizen feedback to develop creative solutions to manage the increased load on other regional transportation systems. [Take the survey](#)

New Cong. Beyer Newsletter

“Dear Constituent, Many of you have read and commented on my longstanding biweekly newsletter, “Just the Facts,” which was a regular update on the science of climate change – where we were going and how we might change its course. My fascination and frustration with this epic topic remains. Just the same, change is a tonic, and there are many other pressing issues that warrant communication with you as well.

With the New Year well under way, and the government shutdown behind us, I want to launch a new newsletter. With new leadership in the House, and what I believe is a period of extraordinary upheaval and challenges here and around the world, this biweekly newsletter will address a different major challenge each issue. Please click here if you would like to opt in. I will rotate between regional, national and global problems.

I will not provide a table of contents now, so as to have some writer’s license depending on what the year brings and what comes into the halls of Congress. But I will launch the newsletter next week and the inaugural topic will be the effects of the government shutdown that just passed, the risk of more shutdowns, and what I believe we can and should do to stop this absurd and costly pattern. I would love to hear from you on what topics you believe warrant a newsletter. [Please take the survey](#) and let me know.”

Local Lawmakers Press for New Federal Study of Helicopter Noise in D.C. Area

Rep. Don Beyer (D-8th District) and other D.C.-area lawmakers are pressing for a new study of helicopter noise in the area, a persistent concern for many Arlingtonians living near the county’s copious military installations.

As I-66 Widening Work Ramps Up, VDOT Plans County Trail Relocations and Improvements

Construction is ramping up on the widening of one of the most congested sections of I-66, and that will prompt some changes on county trails and streets lining the highway. The County Board gave the go-ahead February 26 for VDOT workers to relocate some local trails and build a noise wall and storm drain associated with the project. Once it’s completed, I-66 eastbound will boast an extra travel lane between Exit 71 in Ballston and the highway’s intersection with the Dulles Connector Road, long one of the worst traffic choke points in the region (and even the country). The construction will impact areas along the highway throughout Arlington, however, prompting the Board’s latest action. [Read more here.](#)

The I-395 Express Lanes are coming faster than you think

The \$475 million extension of the Interstate 395 Express Lanes to the Pentagon is on schedule with an anticipated opening in 2019, the builder and operator of Northern Virginia’s network of high-occupancy toll lanes recently announced. The project should be finished by October, Transurban Group CEO Scott Charlton said during the company’s most recent earnings call. That jives with the Virginia Department of Transportation’s expectation of having the lanes open by the fall. [Read more here.](#)

Crystal City BID Announces Women in Stem Panel

The Crystal City BID, in partnership with U.Group and Axios, will host a panel discussion surrounding the issue of Women in STEM on Wednesday, **March 20**, from 7:30-9:30 am. While progress has been made in the area of gender diversity in STEM jobs, there is still a long way to go toward parity. In greater Crystal City, more than half of the workforce has a background in STEM and the panel will tackle this national issue on a local level. To explore this question and how to address it, the panel will be moderated by Erica Pandey, e-commerce reporter at Axios and includes: Lena Trudeau, CEO of U.Group; Dr. Carol O’Donnell, Director of the Smithsonian Science Education Center; Rachel Golden Kroner, Social Scientist – Environmental Governance

and Impacts at The Betty and Gordon Moore Center for Science, Conservation International, and Hana Hassen, an Enterprise Software Engineer at Capital One.

Location: U.Group, 2231 Crystal Drive, #401

Tickets: Early bird tickets are \$35 and available until March 1. Starting on March 2, tickets will be \$50. To purchase, [please visit](#).

Signature Theatre Mobile App

Signature is excited to announce that we will be launching the GalaPro app, a first-of-its-kind mobile app for accessibility that allows patrons to use closed captioning in real time during live performances. Patrons who use captioning will not need to attend a special captioned performance, and patrons who use our assistive listening system will be able to augment their experience with GalaPro captions. Devices will be available for those without smartphones. Free GalaPro live closed captioning app available starting with Grand Hotel, opening on April 2nd. [Watch our video to see GalaPro in action](#) and learn more about this exciting new technology. GalaPro is funded in part by the Philip L. Graham Fund and the Macfarlan Family, in honor of Winnie Macfarlan.

Moving? Doing your Spring cleaning?

Tossed & Found - the area's largest rummage sale - is back in Crystal City this year and they are accepting donations of gently used goods and clothing. The final two drop off dates are this coming Saturday, **March 2nd** from 9:30am - 12:30pm and Wednesday, **March 6th** from 6:30 - 8:30pm. The drop off location is the former TechShop space in the Crystal City Shops at 2100 (across the hall from the Gallery Underground). For more information about what will be accepted, visit www.jlw.org.

HOG Pull, Sat., March 2, 9-11 AM Haley Park

[Haley Park, Oakridge Elementary School, Gunston Middle School Invasive Plant Pull]. Meet at Haley Park, 2400 S. Meade St. Bring:

- Appropriate clothing, including good footwear. Some parts of the area are steep and contain poison ivy.
- Gloves
- Tools - weeders, clippers, whackers, small saws
- Drinking water
- Insect repellent

Extra gloves and tools will be provided. This is a continuing project on the first Saturday of each month to reclaim the natural area between Haley Park, Oakridge Elementary School and Gunston Middle School from invasive plants.

Building an Eco Teen Action Network

A Fundraiser for Global Co Lab Network's work highlighting teen leadership and community collaboration in the DMV and across the world on sustainable development will be held **April 6** from 5:30-8:30 pm at 241 S. 18th Street. Featured will be a new local Arlington documentary "StyrofoamMom." Nine global winners will be announced of Teens Dream Video Contest on 17 UN Sustainable Development Goals. Teens discuss actions on consumption and production, climate change, zero hunger and building a local teen leadership network to save our planet. What businesses are doing locally on sustainable development. For more info contact Linda Staheli at lstaheli@globalcolab.net.

The Connection Library

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

Crosshairs Garage Races

Saturdays in March, 4:00 - 9:00 p.m., 201 12th St. S., G4 Back for the 5th year of the region's only underground bike race, Crosshairs Garage Races has outgrown its Wednesday evening roots and moved to Saturday afternoons! The series challenges amateur and elite cyclists alike to compete weekly for prizes and points in pursuit of the "Petty Cup." Friends, family, and those too timid for the saddle can always catch the excitement from the comfort of the sidelines while enjoying a beverage from the event's pop-up bar.

Trek Tuesdays

Tuesdays in March, 12:00 - 1:00 p.m.

[EarthTreks Crystal City](#)

Head over for a lunchtime climb over at Earth Treks Crystal City. It's the perfect opportunity to finally give the massive "bouldering" room a try - FREE! Climbing shoe rentals will be provided to participants free of charge and Earth Treks Instructors will be on hand to give a safety presentation and provide pro tips to help you solve your first "problem sets!"

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.



President	Carol Fuller
Vice President for Policy and Planning	Judy Freshman
Secretary	Claudia Yarus
Treasurer	Eric Cassel
Communications Director	Stuart Mize
Membership Liaison	Vacant

Established January 28, 2014

Join on our website:

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

Or send a check for \$10 to:

Eric Cassel
Treasurer, CCCA
1300 Crystal Drive
Arlington, VA 22202