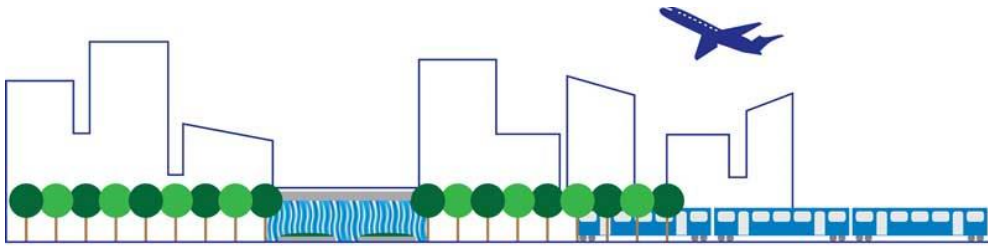


# Newsletter

No. 7, 2014

November 2014



## CRYSTAL CITY CIVIC ASSOCIATION

WEBSITE: [HTTP://WWW.CRYSTALCITYCIVIC.ORG/](http://www.crystalcitycivic.org/)  
PREVIOUS NEWSLETTERS ARE LISTED ON THE WEBSITE

## What is the Crystal City Civic Association?

The Crystal City Civic Association was established on January 28, 2014, with the purpose of advancing the common interests of the residents of the Crystal City neighborhood in Arlington County, Virginia. Arlington County's long-term plans for Crystal City entail decades of major change, in accordance with the Crystal City Sector Plan approved in 2010. Those plans call for density to increase by 60% and the number of residents to double by 2050. Such plans will require very thoughtful implementation with input from everyone; many projects are already underway. You can visit the Crystal City/Pentagon City webpage for Arlington County to get an overview of what is being planned: <http://sites.arlingtonva.us/ccpc/revitalization-2/>.

As we grow, the CCCA will increasingly serve as a voice of Crystal City residents. In future newsletters, we will continue to inform our membership of key issues and development projects that will impact all of us. *Commentary in italics reflects our CCCA involvement and experience.*

**DUES REMINDER:** The annual dues of \$10 are now due for the 2015 calendar year. Please send your dues to Treasurer Diane Oksanen-Gooden at 1200 Crystal Drive. Your CCCA is only as good as your participation and support. We can't do it without you!

### **COME JOIN US. CRYSTAL CITY NEEDS YOU.**

If you are not yet a member of the CCCA, we encourage you to join and become an active participant in crafting the future of our neighborhood. We need lots of help on our committees: Development Issues/Land Use; Transit/Transportation; Open Space; Environmental Issues; Public Safety; and other areas.

### **HIGHLIGHTS OF TOWN HALL MEETING**

This Newsletter is especially "meaty." It focuses primarily on sharing information from the Town Hall Meeting with Arlington County Board Chair Jay Fissette on October 20 where many Crystal City residents expressed concerns and raised questions. And the subsequent Crystal City Citizen Review Council meeting October 30 where some of these issues were addressed.

# KEY ISSUES

## CCCA Town Hall Meeting with Jay Fisette

**Did you miss it?** Arlington County Board Chair Jay Fisette came to Crystal City at Syntetic Theatre to address the Town Hall Meeting of the CCCA on October 20. The meeting is summarized below in three parts: 1) Fisette's presentation; 2) questions and answers on key ongoing Crystal City concerns; and 3) questions and concerns raised by residents.

### Part I: Presentation

Fisette expressed appreciation for the creation of the new CCCA and repeated how important it is for residents to participate actively in their association so that Arlington County has civic associations to work with. He focused his presentation on three main challenges facing the County: **1) smart growth; 2) affordability of housing; and 3) economic competitiveness.**

According to Fisette, the County has always focused on **smart growth**, hitching the future of Arlington to transit investments, beginning with the Metro 40 years ago. This has been the biggest change. Some 40% of transit trips in Virginia start or end in the County. In 40 years, the County has seen a growth of 40 million square feet of office space, 40,000 residential units, and 4 million square feet of commercial space. Half of the property tax is paid by commercial entities. School enrollment has set records that are unusual for an urban area; only 12-13% of residents have school children, but 80% support school bonds, to the tune of \$19,000 per child vs. \$13,000 for Fairfax. Because of the County's smart growth, urban thinker Christopher Leinberger has dubbed Arlington a "suburb of the future." (see article below on an upcoming webinar by Leinberger)

The quality of life is good in Arlington, but it is very expensive to live here. It is a challenge to keep opportunities open for low-income housing through the **Affordable Housing** program. (see Part III below for more on this subject.)

In the past, Arlington has always gotten more than its share because of its smart growth and competitiveness, but now other communities are following our example, such as Tysons and DC. We are facing stiff **economic competitiveness**. At the same time, the USG has been looking further out into the suburbs for its office space, and is pitting communities competitively against one other. Moreover, the Base Realignment and Closure Act (BRAC) affected Arlington more than any other area in the US. Vacancy rates that used to be about 8-10% are now approaching high levels at 20%, and Crystal City has

borne the brunt of this change as the USG moved its offices out.

According to Fisette, Arlington has taken the right steps to address these challenges. First, the County's vision has always been long-term, looking to the future for sustainability. This is why the Crystal City Sector Plan 2010-2050 is a 40-year plan; it will take time to implement, but it will happen. Second, there is a high level of civic engagement in the County; for example, many EPA employees live in the County and assist with their energy expertise. Third, the County leverages and partners with the private sector. For Affordable Housing, the County uses non-profits, and every \$1 in County funds leverages \$3-4 from the private sector. Fourth, the County makes strategic investments, such as *Connect Arlington*, which was an investment in broadband fiber optics to connect schools and County buildings. Having invested to build this system, the County now leases fiber and is using the fastest most secure fiber in the region to attract businesses. The modern streetcar project was started 15 years ago, when the decision was made that a Metro line on Columbia Pike would be too costly. The streetcar will be part of the regional rail system and more people will take the streetcar than the bus. Skyline anticipated the Metro and built high density to benefit from it, so the streetcar will fill that gap. When the streetcar project was approved in 2006, it was difficult to find funding, but the funding gap has now been filled.

In conclusion, Fisette repeated that Arlington is a national model of *smart growth*. Half of the arterial roads in the county were built in the last 20 years, but the County has seen a reduction of cars on the roads in that time due to transportation demand management, a good local bus system, and the CarFree program.

### Part II: Key ongoing Crystal City Concerns

Following his presentation, Fisette fielded a number of questions about key ongoing concerns and issues facing Crystal City which the CCCA has consistently raised. While we were pleased he attended, many were disappointed that Fisette did not seem to fully understand the uniqueness of Crystal City which prompted some of the concerns of residents of this mixed neighborhood. Unlike all other areas of the County, there are no single-family dwellings.

**Q: The County seems very content to treat Crystal City as a 'cash cow' providing a major chunk of the County's tax revenue from the businesses here; but there is a sense that we are not getting commensurate attention to needs and the well-being**

of the Crystal City residents; what is the County prepared to do to change that?

*A: In response, Mr. Fisetto stated that Northern Virginia is the "cash cow" and Crystal City is part of that, but he mostly seemed to deny that Crystal City residents are not getting a fair deal in comparison with residents elsewhere in Arlington. He emphasized that Crystal City has been overbalanced with commercial property, and part of the Crystal City Sector Plan aims to change the balance to more residential mix and improve the streetscapes.*

**Q: The County has stressed that Crystal City needs a substantially increased public transit capacity in order to handle a greatly increased resident and office population. Yet, all we have seen so far is the virtual disappearance of the Metro Blue Line, to accommodate the needs of the Rosslyn-Ballston corridor and Fairfax County. How could the County allow that to happen?**

*A: Fisetto replied that metro decisions are taken by WMATA and not by Arlington County (though Mary Hynes is on the WMATA Board), and that Metro is the only system in the country without a dedicated funding source. He explained the reasons for the change, mentioned the new bus lines as an interim mitigation of the deterioration in service, and noted Crystal City had been the first to get Metro and now the Capital Bikeshare. The ART bus to Rosslyn was added specifically to mitigate the impact of the Silver line.*

**Q: The Crystal City Sector Plan admits that the provisions for open space in that Plan are inadequate and promises to find more on occasion of each Site Plan. But so far this has not happened. Crystal City residents are mostly interested in smaller pieces of "breathing room" throughout the area, but the County instead either throws out Long Bridge as a panacea or focuses on a proposed Center Park, a feature for which planning is way into the future and which residents see as less of a priority. When and how can we expect to see some progress with new parcels of open space?**

*A: Fisetto mainly repeated the benefits of the Central Park, which he said must happen, and Long Bridge Park (though it's not part of Crystal City), and did not do much to address the concern that there needs to be more quid pro quo every time the County allows more density for developers. [Note: The CCCA maintains that Long Bridge Park was never intended to be a trade-off for open space in Crystal City, and the higher density plans for developers reduce, rather than increase, open space.] Fisetto said*

*that the goal is to make space more accessible and usable, which the current inner courtyards are not, but he did acknowledge that there are different views whether the Plan addresses open space needs adequately.*

**Q: We understand the need for facilitating emerging office projects in a very difficult market. But we feel the County goes too far in accommodating the developers and does not focus as much on the community's request for mitigation and community benefits. Can you reassure us that the County will gradually be switching to a more evenhanded approach?**

*A: Fisetto disagreed with the premise that developers have been accommodated at the expense of the community, and asserted that the County will pay attention to the needs and concerns of the residents. But "this is a negotiated process." The County recognizes that in the 40-year plan, there have to be big investments, and most developers will not build without a tenant. [Note: The CCCCA must be vigilant in participating in Site Plan reviews and insisting on a quid pro quo when density concessions are made to developers.]*

**Q: A mixed-use neighborhood like CC cannot expect to have the same environment as a secluded single-family neighborhood; but some of the intended advantages, like the notion of a "walkable community," do not seem to materialize, as retail and services close down and are replaced by art studios and tech shops; and we see in other mixed-use areas that County policies, such as the signage ordinance, seem to favor the commercial side over the residents when there is a conflict of interest. Is that really what we should expect to have to put up with?**

*A: Fisetto noted that the retail depends on the market situation and did not respond to the assertion that there is unhappiness elsewhere with the signage ordinance and similar policies, such as in Rosslyn.*

### Part III: Resident Questions and Concerns

**Q: The Crystal City Sector Plan envisages turning the small passive park on Crystal Drive at 12<sup>th</sup> Street at the entrance to Long Bridge Park into an active park with ball parks. That would increase noise in a park that is surrounded entirely by residences.**

*A: No concept in the Sector Plan is fixed in stone and every site will go through a planning process. [Note: The*

Plan shows a picture of ball courts and states that the "The vision for this park includes neighborhood serving recreational facilities such as tennis or volleyball courts, a playground, benches, and picnic tables. We need to ensure this does not happen; there are other areas more suitable for an active park.]

**Q: We need a quid pro quo for noise abatement before any increase in train traffic is approved.**

A: County approval is not needed for the District to approve expansion of the 14<sup>th</sup> Street train bridge. [Note: Noise is an issue of concern for the CCCA Environmental Issues Committee. We need committee volunteers to help. We've achieved some success with CSX on reducing train horn noise when the VRE station is closed. But if VRE increases traffic as it wants to do and the 14<sup>th</sup> Street bridge is enlarged to accommodate more CSX traffic, noise will become a major issue for Crystal City. ]

**Q: Bikers are not respecting laws and are also riding on sidewalks between the Mt Vernon Trail and Long Bridge Park, endangering pedestrians. There are areas in Alexandria where bikers are required to dismount and walk their bikes, so why not here?**

A: Virginia law permits bikes on sidewalks. We're in a transition period with a learning curve to adapt to bikers: police have to learn how to control the roads and drivers to adjust to them. We have a Bicycle Advisory Committee and are coordinating also with the Washington area biking community. [Note: In a subsequent exchange of emails on this subject, a resident asked that the County Board press the State to make an exception to the existing state law and make riding bikes on sidewalks an offense along Crystal Drive between 12th and 23rd. In response, Fissette wrote that he was referring these concerns to the County Manager and County Attorney's offices for a response about limits on the County's legal authority, the authority/basis for Alexandria's more restrictive approach, and whether the County should pursue a legislative strategy.] [CCCA Note: This is an issue to be taken up by the CCCA Transportation Committee. Again, we need committee volunteers to help.]

**Q: Has there been a study to use natural gas buses instead of the streetcar?**

A: Most believe that electric is better than natural gas.

**Q: With such a high vacancy rate, why do we need a streetcar? Why tear up the streets when the only people who will ride the streetcar are tourists?**

A: Some 60% of development and 40% of growth in the County will be along the streetcar route, and a small increase in tax income should be reinvested in the community. The streetcar will provide 3 times the return on investment vs the bus. If you don't have a workhorse vehicle, you'll have more congestion. Fixed rail will provide a positive outcome, but without an investment, the outcome will be negative. The funds now available cannot be repurposed for anything else; if we don't use them for the streetcar, they will go elsewhere out of the County.

**Q: With the economic realities changing, shouldn't the Sector Plan be revisited?**

A: Changes in demographics will take 40 years. Developers can be called on to fix the area around their investment. The Crystal City Citizen Review Council (CCCRC) is supposed to monitor the Plan.

**Q: Why is there no aggressive plan in the County to help renters and first-time owners to find affordable housing the way DC does?**

A: With a high proportion of millennials plus seniors, we need to be aggressive. We lost some 16,000 affordable housing units in the last 13 years. The County does have a strong affordable housing plan, using 5% of the budget vs 0.9% in Alexandria. There is a home ownership program, with a revolving loan fund to own or renovate, and we partner with the private sector, but you need to demonstrate at least some income.

**Q: The fastest-growing population in Crystal City is dogs. We need a dog park.**

A: There are 608 official dog areas in Arlington [Note: None currently in Crystal City.] Millennials are the highest dog-owning population according to the Urban Land Institute. Developers are addressing this need, with more places allowing dogs, using dog walkers, putting dog walks on the roof. It would be a good project for the CCCA to look for official dog walk areas. [CCCA Note: We will be looking for committee volunteers to work on this issue; dog parks are called "Community Canine Areas (CCA)" in the Crystal City Sector Plan and are planned for open spaces. We need to ensure the best location for a CCA with respect to the dog population.]

**Crystal City Citizen Review Council Meeting**

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. Crystal City has three residential representatives, appointed by the County prior to creation of the CCCA in January 2014. Our representatives are: Christer Ahl, Crystal City Resident, Vice Chair to the CCCRC; and Vice President for Policy and Planning of the

CCCA; and Judy Freshman and Barbara Selfridge, Crystal City Residents and active CCCA members. For background, see:

<http://commissions.arlingtonva.us/crystal-city-citizens-review-council-cccrc/>

The October 29 meeting of the CCCRC covered many issues raised at the Town Hall meeting of interest and/or concern to Crystal City residents, summarized below.

### **Current County Plans For Two Crystal City Parks**

Two Crystal City parks are included in Arlington County's most recent update of the Capital Improvement Plan (CIP), which is a 10 year planning document that is updated biennially. Both of these parks are in the northern part of Crystal City: (1) a park in the median strip of 15<sup>th</sup> Street between Crystal Drive and Clark-Bell Street, called the 15<sup>th</sup> Street Garden Park in the Crystal City Sector Plan; and (2) a park on the river side of Crystal Drive between 15<sup>th</sup> and 12<sup>th</sup> Street, which currently is an open green space and called the Gateway Park. Current County time lines call for action on the 15<sup>th</sup> Street park in the shorter term (2014 --2017) and on Gateway in the longer term (post-2017).

For the 15<sup>th</sup> Street Park, \$450,000 in design funds is being sought in the November 4, 2014, bond referendum. If the bond is approved, the County says the design process would begin around the end of the second quarter of 2016. In November 2016, bond approval of \$1.8 million for construction would be sought; construction funds would become available to begin construction around the end of the 2<sup>nd</sup> quarter of 2017; and park construction would begin around the 3<sup>rd</sup> quarter of 2017. The timeline outlined for the 15<sup>th</sup> Street park is subject to change, particularly because a realignment of 15<sup>th</sup> Street, which among other things would broaden the median strip, is to be made before the park is constructed. Currently, the realignment construction is slated to begin in mid-2015 and last for a year. Any changes to the timeline in that project are likely to affect the 15<sup>th</sup> Street park timeline.

According to County staff, the 15<sup>th</sup> Street Garden Park in the Sector Plan is "robustly described," with much detail. They expect the County design to start with the illustration and text in the Plan. The "design process" that is noted in the timetable above at this point seems to be contemplated as a process of carrying-out very broad, county-wide outreach to get views about the "Garden Park."

### **Plans for Transitway Operations**

The Crystal City Potomac Yard Transitway was described at the first meeting of the CCCA in May, with regular updates provided in the CCCA Newsletter. Plans for the Transitway can be found at:

<http://sites.arlingtonva.us/ccpc/transit-improvements/crystal-city-potomac-yard-transitway/>

Between the Arlington County border with Alexandria and 26<sup>th</sup> Street, the Transitway will have dedicated lanes for buses (and eventually also the streetcar). For the larger remainder of the route, lanes will be dedicated to transit during peak hours, but buses and eventually the streetcar are planned to run in mixed traffic during off-peak hours.

A final decision on which public transit vehicles will be allowed to use the dedicated and peak hour lanes has not been made. Transit vehicles include:

--Public buses: Arlington's ART, Fairfax connector etc. These buses will be allowed.

--Public commuter services, some of which are "Coach" services (i.e., large interstate-size buses that tend to unload large numbers of people at a single stop). The Coach services likely will not be able to use dedicated lanes.

--Private and public shuttles: Likely to be directed to the to-be-built Multi-modal Center on 18<sup>th</sup> Street under the Route 1 overpass. (The contract for the Multi-Modal Center procurement is undergoing final review.)

Cars that need to make a turn from the peak-hour lanes will be allowed into these lanes to make their turn.

A final decision on which hours will be classified as "peak" also has not been made. Because of flex-time, possibilities for peak hours range from 6--9:30 in the morning and 3:30--7/7:30 in the afternoon/evening.

### **Transitway Construction and Disruption**

A message alerting residents and motorists to Transitway construction on 18<sup>th</sup> Street and Crystal Drive that the County sent out late on October 30 came after two days of disruption and hazardous traffic conditions at that intersection. This situation, for which the County has apologized, resulted from a Transitway contractor beginning work at this intersection ahead of schedule without consulting with the County. It was exacerbated by another County contractor, working on a different project, who began work at the same intersection.

As a general rule, the County tries to alert residents in advance of work going on in Crystal City/Pentaton City. Residents can sign up for traffic/construction updates by entering "Crystal City Potomac Yard Transitway" in a search engine, which will bring up the relevant website. Look for "Subscribe to Updates."

For the immediate and longer term, this incident raises the question of whether the County has in place the needed systems and expertise to handle the many public and private projects envisioned under the Sector Plan so that

they do not unnecessarily create headaches and havoc for residents and others.

### CCCA First Annual Meeting

Following the Town Hall, the CCCA held its first Annual Meeting since creation of the association January 28, 2014.

Elections: The following nominees for Executive Board officers were approved by acclamation:

President: Sandra Borden

Vice President for Policy and Planning: Christer Ahl

Secretary: Carol Fuller

Treasurer: Diane Oksanen-Gooden

Membership Director: David Hoyt

Minutes of the meeting, including residents' ongoing concerns and recommendations for CCCA focus in 2015, will be distributed to paid members by email.

### Crystal City Potomac Yard Transitway Update

**[Note: This Arlington County notice was shared immediately by email with CCCA paid members on October 30.]**

#### Construction at Crystal Drive and 18th Street

Construction activities have started for Station E at Crystal Drive and 18th Street South. Work at this location, which will continue through January 2015, includes a new transit station as well as new sidewalks, landscaping and paved areas. Construction impacts:

- Temporary water service disruptions and/or shutoffs due to water line installations/relocations will occur in November. Shutoffs are anticipated to occur during the overnight hours and are subject to change. Affected residents will be notified in advance.
- Permanent closure of the 1801/1805 Crystal Drive driveway exit at 18th Street & Crystal Drive and modification of the current entrance to two-way use. Drivers can use the exit immediately north of the intersection to access Crystal Drive during construction (drivers can turn north or south from this exit).

If you have questions or comments regarding construction, call (703) 638-0165.

#### Notice for transit riders

On November 10 crews plan to temporarily relocate northbound bus stop #6001229 on Crystal Drive between Potomac Avenue & 26th Street (in front of the EPA building) to allow for Transitway construction. The stop will be moved just north of 26th Street South.

#### Traffic signal work

Signal modification work is taking place at the intersections of Crystal Drive and 18th Street South, and Route 1 and 23rd Street South. During the next two weeks, crews will be digging test pits, boring and installing signal conduits, installing new signal junction structures, and backfilling and restoring temporary sidewalks. This work will provide the infrastructure for new traffic signal equipment to be installed at a later date.

For more information about projects in Crystal City, Pentagon City and Potomac Yard:

<http://sites.arlingtonva.us/ccpc/transit-improvements/crystal-city-potomac-yard-transitway/>

#### Call to Millennials: We Need You!

The Town Hall and Annual Meeting revealed many issues of interest or concern to renters in Crystal City, especially Millennials: e.g., the need for a dog park; streetcar and transit opportunities; entertainment. We are glad to work on these issues, but need volunteers from the renter community to help out if you want your issues and concerns addressed. Send an email to the [board@crystalcitycivic.org](mailto:board@crystalcitycivic.org) address to let us know of your interest.

#### New ART bus

On October 6, Arlington Transit introduced a new bus route, ART 92, which travels between the busy Pentagon and Crystal City Metro stations. The route runs every 30 minutes from 6:15 a.m.-9 p.m. during weekdays. In addition to the Pentagon and Crystal City Metro stations, the route also stops at the VRE Station, Crystal Gateway hotel and the soccer fields at Long Bridge Park. ART 92 will also connect the new Boeing headquarters opening this fall in Crystal City to the Pentagon and Crystal City Metro stations. View the new ART 92 schedule and route map at:

<http://www.arlingtontransit.com/>

#### Proposed FAA Policy Change for Obstruction Analysis at US Airports

In the spring, the FAA proposed a policy change to revise the criteria for its aeronautical obstruction analysis of proposed new building construction near airports, to include the "one engine inoperative" (OEI) situation. The FAA is not currently required to take OEI into consideration when evaluating whether proposed new buildings present any hazard to navigation. Unlike rule changes, policy changes do not require a full public comment period, only a specified time for comments determined by the FAA, in this case two months. An FAA determination of a hazard to navigation for a particular building is not binding. However it would be probably be difficult for developers to obtain

*insurance and funding for any new building affected or to obtain an occupancy permit from the local jurisdiction.*

*There have been two opposing reactions to the FAA proposal. Airlines using National Airport and the Washington Metropolitan Airports Authority support the policy change on safety grounds. Developers, the Arlington County Manager, and others oppose it because of the potential to impact Arlington County's "Smart Growth" and the construction of new high rise buildings, especially in Rosslyn. The County Manager issued a letter to the FAA asking for a full rule making process that could take years. On October 7, the Arlington County Civic Federation approved a resolution critical of the position taken before the Federal Aviation Administration (FAA) by the Arlington County Manager.*

*It is important to understand that all of this is preliminary. First, the FAA is studying the many responses it received to its initial proposal, and any decision to implement it or change it is months away. Second, if and when the policy takes effect, individual airports would need to make a determination, in consultation with airlines, whether or not to voluntarily implement a surface zone relating to the OEI situation. Given the Federal nature of our area, the Washington area airports might well decide to do so. Third, until such time as a policy is adopted, no one knows what instructions the FAA would actually give to its obstruction evaluators.*

## **New Voter ID Required for November 2014 Elections**

**DON'T FORGET! Virginia's new law requiring photo IDs to vote in elections took effect July 1.** However, there could be considerable confusion for the November election over the new law, so come prepared. The current Virginia Voter Information Card will no longer be valid. Acceptable photo IDs include:

- A Virginia driver's license or DMV ID card
- Any ID issued by the U.S. Government, Virginia Government or any Virginia local government, provided it contains a photograph. Examples include:
  - Passport
  - Military ID
  - Naturalization certificate
  - Arlington Senior ID issued by the Sheriff's Office (see below)
- An employer photo ID with photograph
- A student ID card, with photograph, from any Virginia college or university

If you do not have any of the above forms of ID, you can obtain a FREE photo ID for voting purposes only at the Office of Voter Registration (see address and contact information at bottom of page). Also, the Arlington County Sheriff's Office provides free photo IDs to Arlington residents age 62 and older, by appointment only. Please call 703-228-7063 for additional information. These IDs are government-issued and acceptable for voting purposes.

If you forget to bring ID to the polls, you can vote a provisional ballot, but that ballot will not be counted unless you provide the Electoral Board a copy of your valid ID by no later than noon on the Friday after the election.

On the ballot Tuesday, November 4, will be the offices of: U.S. Senate; U.S. House of Representatives for the 8th District; One County Board member; and one School Board member. There will also be one proposed Constitutional amendment and four County bond referendum questions, as well as Special Elections to fill unexpired terms for Treasurer and School Board.

<http://vote.arlingtonva.us/>

## **Arlington Transportation Tour**

On October 1, 15, and 22, Dennis Leach, Director of Arlington County Transportation, explained current transportation projects to resident during a two-hour bus tour. Beginning at the Court House Metro's new elevator and Square improvements, the tour followed the proposed Arlington Street Car route and visited a total of 16 sites. The following is a report of his briefing.

At the Rosslyn Metro the participants rode the new high speed/high capacity elevators that now provide Metro riders a 30-second street-to-platform level ride, versus the original long, steep escalator which takes over two minutes. In addition, improved ingress/egress circulation with a new mezzanine and fare collection area will support the increase in weekday boardings and alightings as employment in Rosslyn grows from the current 37,000 to a projected 51,000 by 2030. Street and intersection modifications are planned to further enhance this key transportation hub.

Construction is already underway for the Crystal City Potomac Yard Transitway, including three high-quality, weather-protected transit stations. When completed, Potomac Yard is expected to include 2 million square feet of office, 625 hotel rooms, 200,000 square feet of retail, as well as over 1,500 housing units. Already, over 1,500 people per day ride interim buses and shuttles in the corridor between Potomac Yard and the Crystal City Metro. That ridership is projected to grow to over 5,000.

The Crystal City Streetcar Conversion (from the Pentagon City Metrorail Station through Crystal City to Potomac Yards) will be funded by State, Local (Crystal City, Pentagon City, Potomac Yard) tax increment financing; revenue bonds; and commercial real estate tax). The area currently has 37,000 office employees, 5,000 hotel visitors and 17,000 residents. The redevelopment plan for Crystal City permits an additional 15 million square feet of mixed-use development by 2050. The environmental assessment and conceptual engineering for the Streetcar Conversion will begin in 2014 with a final engineering contract to be awarded in 2015.

Additionally, plans are underway to extend the Crystal City VRE Platform. A longer platform will allow VRE to operate more passenger cars on each train. Regional funds will likely pay for this project. [CCCA Note: This is something we need to watch carefully to ensure a *quid pro quo* for eliminating train horns and whistles through an improved VRE platform and warning system.]

Additional information about these and other projects in Arlington's transportation plan is available at

<http://projects.arlingtonva.us/types/transportation/>

For a full listing of documents on the Streetcar see:

<http://sites.arlingtonva.us/streetcar/library/>

### Streetcar Update

In response to a Washington Post article October 23 about the DC streetcar, highlighting some of the typical issues that streetcar startups experience, the County recently posted a statement about the Arlington-Fairfax Streetcar Program. It provides information on how the County is ensuring that the streetcar system works well with other transit – and keeps the overall transportation system moving. The statement notes that adding streetcars to our roads is a culture change and that modern streetcars are performing well and operating around the world – efficiently moving hundreds of thousands of passengers each day.

<http://sites.arlingtonva.us/streetcar/dc-streetcar-in-the-news/>

### Arlington Transportation Community Outreach Meeting

On October 14, 2014 Arlington County Transportation Director Dennis Leach invited Columbia Pike, Crystal City, Pentagon City, and Potomac Yard community and business leaders to a meeting to discuss ways to provide outreach/feedback to the residents and businesses in those areas of Arlington Transportation projects. Many ideas were discussed, including how to consolidate the information about the many on-going development and

infrastructure improvements. The County has a consolidated website and has taken the information "on the road" via the Arlington County Transportation Tour by bus. The last bus tour was filmed so that the information can be shared. The attendees especially thought that having a local kiosk/store front in each neighborhood would give the community a place to go to get up to current information about projects that impact them directly such as closed traffic lanes. The transportation projects also have underlying infrastructure improvements such as water, sewer, fiber optics and streetscape. The important consensus was the information should be provided in a holistic manner, not in a piecemeal fashion. The County is encouraging a process that gets continuous community input.

The dominant agenda item was a discussion of how the lack of relevant information to the Crystal City and Columbia Pike communities on the streetcar plans could best be remedied. It was agreed that it is important to emphasize that it is an integrated project for ONE streetcar line involving a large part of Arlington and a portion of Fairfax County; but it was noted that issues and considerations are to some extent different in the two segments of the overall streetcar alignment. Therefore it will be necessary to hold separate meetings for the two communities and to address some of the practical issues separately. It was also stressed that one must recognize that the audience consists both of frequent transit users whose main focus is on the choice of the most efficient mode of transit, and of residents who have no direct personal interest in either the streetcar or the bus options and may focus more on environmental aspects. This means that information and arguments which meet the concerns of a 'stratified' audience must be made available. In the case of Crystal City, the focus also needs to be on the longer-term developmental considerations, which may not be what comes foremost to the mind of current residents.

### Arlington County LED Streetlight Program

The Arlington County Transportation Department held a demonstration October 2 for Crystal City residents of its new LED Streetlight program, rolled out in 2010. The conversion program is deploying the latest state-of-the-art, intelligent light-emitting diode (LED) street light and signal technology throughout the entire network. But Crystal City is the pilot project. The results have been outstanding with a nearly 75 percent reduction in energy use for the lights already replaced, saving approximately \$300,000. Arlington County eventually hopes the program will save the county over 1 million dollars per year. The lights tend to shine a pure white light that is closer to natural sunlight. These lights are also dimmable



allowing the County to dim each light individually as the activity levels decrease on streets. The lights come on at only 75% of their maximum power, and as the night progresses, they eventually power down to 25% while most of us are indoors and asleep. Lighting can be managed to shield lighting from residential side of the street to be less intrusive, as well as other “dimming down” of illumination. For more information on the program:

<http://arlingtonva.tv/led-streetlight-program/>

## Other News:

### Webinar on sustainable Urban Development

Join urban thinker **Christopher Leinberger** for a webinar on November 5, 12-1 pm, to discuss why Arlington serves as a model for the nation on sustainable urban development. Learn why he says "Arlington is the most important suburban place in the country" ("The Suburb of the Future is Here" Salon.com). He'll also discuss the role investments such as the streetcar will play in Arlington's future. Christopher Leinberger is a land use strategist, professor, developer, researcher and author, balancing business realities with social and environmental concerns. He holds many titles including President of LOCUS, a Charles Bendit Distinguished Scholar and Research Professor, George Washington University School of Business, Senior Fellow at Brookings Institution and founding Partner of Arcadia Land Company. To register:

<https://www3.gotomeeting.com/register/207526630>

### Arlington Named “Smart 21” Community

The Intelligent Community Forum has named Arlington one of the world's Smart21 Communities of 2015. The County is one of only four communities in the United States to achieve the honor, which recognizes economic and social improvements. This is the fourth time Arlington has achieved the Smart 21 designation. This year's Awards also will be guided by the theme, The Revolutionary Community, which focuses on the study of urban and regional planning and how it is impacting the way people live, work and create in their cities and towns.

<http://news.arlingtonva.us/releases/arlington-named-a-smart21-community>

### Kettler gets financing for Crystal City apartments

McLean-based real estate development firm Kettler has started construction on an 11-story, 198-unit luxury high-rise apartment project called m.flats Crystal City,

primarily one- and two-bedroom units with underground parking. These apartments will be located one block from the Crystal City Metro on the now-shuttered old post office site on the corner of S. Eads Street and 18th Street. Completion is scheduled for October 2016. This is Kettle's second m.flats project: m.flats Mount Vernon Triangle, at 450 K Street NW in the District, opened this summer. This is Kettler's sixth multifamily project in the Crystal City and Pentagon City market. Its 411-unit "The Acadia" in Metropolitan Park is expected to begin pre-leasing in spring 2015.

### New County Civic Engagement Newsletter

The County Board recently started emailing a new information newsletter to residents who sign up for distribution of PLACE: Participation, Leadership and Civic Engagement. The second newsletter October 16 was signed by Board member Mary Hynes. Subscribe to Board updates at:

<http://countyboard.arlingtonva.us/about/>

### Civic Engagement Opportunities

The County Board has established about 35 standing advisory groups to increase community input and focus on specific community needs and problems. It also creates ad hoc committees and task forces for limited terms to focus on projects of immediate concern. If you're interested in participating, visit the commission webpage to fill out a simple on-line application:

<http://commissions.arlingtonva.us/>.

You can also access the Advisory Group Handbook finalized by the County Board in July 2014:

<http://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/5/2014/02/Advisory-Group-Handbook-2014.pdf>

### Affordable Housing Study

The County is midway through a three-year study to create a shared community vision for affordable housing that ensures Arlington remains a diverse, inclusive and sustainable community for people at all income levels and stages of life. According to the County, on Saturday, October 11, over 100 people met at the Fairlington Community Center to participate in a conversation about the future of affordable housing in Arlington. Comments can be shared by emailing:

[housingdivision@arlingtonva.us](mailto:housingdivision@arlingtonva.us).

Information is regularly updated on the Affordable Housing website:

<http://housing.arlingtonva.us/affordable-housing-study/>

### Commission on Aging Legislative Forum

The Commission on Aging for Arlington County and the City of Alexandria will be holding a legislative forum to plan for the 2015 General Assembly session. General

Assembly Members from Arlington and Alexandria will be there to listen and discuss aging issues. The meeting will be Friday, November 7 from 9:45-11:30am at the Fairlington Community Center. 3304 S Stafford St. Arlington 22206.

<http://aging-disability.arlingtonva.us/events/legislative-forum-planning-2015-general-assembly/>

### Open Door Mondays

Most Monday evenings from 7-9 pm one County Board member holds open office hours in the community at a library or recreation center. Residents are invited to stop by with questions, concerns or ideas. Open Door Mondays will be on hiatus in December, but the normal schedule is:

1st Monday-Westover Library

2nd Monday- Arlington Mill Community Center

3rd Monday-Cherrydale Library

4th Monday- Aurora Hills Library

### House History Workshop

On November 5, the Arlington Historical Society, the Arlington County Historic Preservation Office, Arlington Public Library's Center for Local History, and Preservation Arlington are hosting a House History to help Arlington residents research the history of their homes. The inaugural workshop will be held at the Arlington Central Library, 2nd Floor Multi-Purpose Room, 1015 N Quincy Street, Arlington, VA from 6:30 to 8:45 PM. Participants will:

- Learn how to research the history of their own home or any historic property in Arlington.
- Use the collection of maps, building permit data, photo archives and other materials available at the main library's Center for Local History (CLH) and the Arlington County Historic Preservation Office.
- Be guided through the available resources, no matter their skill level.

The workshop will consist of two parts, starting with an introduction to available resources that will be illuminated through two case studies. The second will be a hands-on exploration of historical records in the Center for Local History. Two specialists will lead the workshop: Matthew Gilmore, a longtime student of local history and presenter of many such workshops on homes in Washington; and Cynthia Liccese-Torres, Coordinator of Arlington's Historic Preservation Office, who oversees the county's historic preservation activities and has researched dozens of historic Arlington properties.

To register, visit the Arlington Historical Society website or the event website:

[www.ahshousehistoryworkshop.eventbrite.com](http://www.ahshousehistoryworkshop.eventbrite.com)

Registration is limited to 25 participants. Depending on the public response, there may be additional workshops in the future. Unsuccessful applicants for the first workshop will be given priority for the next one.

### Arlington Historical Society Presents Columbia Pike Documentary Project

The Arlington Historical Society (AHS) will host the filmmakers and photographers behind the Columbia Pike Documentary Project at its next public program on Thursday, November 13. The Columbia Pike Documentary Project (CPDP) is a team of photographers and interviewers who have portrayed the contemporary life of people and sites along the exceptionally ethnically diverse and rapidly changing Columbia Pike corridor in Arlington. Columbia Pike is one of the most culturally mixed neighborhoods in the Washington, DC metro area.

Five photographers – Lloyd Wolf, Duy Tran, Xang Mimi Ho, Aleksandra Lagkueva, and Paula Endo – have been collaborating on the visual materials since 2007. The team has made thousands of powerful documentary photographs of the faces and places along the Pike, and has compiled a number of oral histories. The photographs are available for viewing on the project's blog:

[www.pikedoc.org](http://www.pikedoc.org)

<http://cpdpcolumbiapike.blogspot.com>

Arlington Video Network (AVN) produced an Emmy-nominated video about CPDP, which is viewable online:

<http://www.youtube.com/watch?v=torEDZeb3FY>

CPDP is currently working on a book, \*Living Diversity: The Columbia Pike Documentary Project\*, which will be published in conjunction with the University of Virginia Press.

The main speaker for CPDP, Lloyd Wolf, is an award-winning photographer with work collected in the Corcoran Museum of Art, the Library of Congress, the Museum of Jewish Heritage, American University of Cairo, and numerous other institutions. His work has been exhibited in over 100 national and international exhibitions. Wolf's books include \*Jewish Mothers: Strength Wisdom Compassion\*, \*Jewish Fathers: A Legacy of Love\*, and \*Facing the Wall: Americans at the Vietnam Memorial\*. He has taught at George Mason University, Shepherd College, and to homeless and immigrant youth.

The hour-long program will begin at 7:00pm at Arlington Central Library Auditorium (1015 N. Quincy Street). A question-and-answer session will follow. The program is free and open to the public. For additional Central Library information, please contact 703-228-5990.

## Arlington Then and Now

**Curious about the changes in Arlington over the years?** Check out this VDOT video recently posted on You Tube which shows parallel videos from 1949 and 2014 of a drive across Key Bridge and down Route 29 south past Lyon Village. Check out what's changed and what isn't there in the 1949 video.

<http://www.youtube.com/watch?v=H4shNPIG6iQ>

## ArtRageous Silent Auction

The Artist Alliance is the group which runs all the Artist Studios in the Crystal City Underground, including the space where we have our CCCA Community Meeting Room. On Friday, November 7, they are holding a Silent Auction Fundraiser in the Gallery Underground at The Shops at 2100 Crystal Drive from 5-8 (bidding at \$100 minimum on the art work starts at 6 pm). There will be live music from Suburban Hearts and refreshments. You can view the art work from November 3-7. Artwork includes painting, pottery, sculpture, and jewelry. Proceeds benefit Arlington Alliance community projects, such as displaying art at venues & shows; educating youth, adults & seniors; and supporting veterans and the disabled. Support our local artists and check out the invitation and artwork on:

<http://www.galleryunderground.org/artrageous-november-7th/>

## Next Free Paper Shredding & Inert Material Drop-Off

Did you drop off any items for shredding on October 4 at the Earth Products Center at 4300 29th Street? If not, you'll get chances at the beginning of each month. The next two dates are scheduled for November 1 and December 6. There is a limit of two boxes (no larger than 18 in. x 11 in. x 10 in.), or two paper bags per customer. Acceptable items: paper (including staples, paper clips), checks/checkbooks. Unacceptable items: magazines, catalogs, credit cards, three-ring binders or phone book-sized material.

<http://recycling.arlingtonva.us/events/>

## Emergency Warnings

Did you get that emergency text message alert on your phone October 15 about the tornado warning, telling you to seek cover? No? If you didn't, sign up for this and other alerts on Arlington County's emergency website:

<http://emergency.arlingtonva.us/>

## Arlington's Emergency Winter Shelter Opens

Arlington's Emergency Winter Shelter opened for the 2014-2015 season on Saturday, November 1 and will remain open through March 31, 2015. The shelter will be phased out when the new Homeless Services Center opens in 2015. The "low-barrier" Emergency Winter Shelter offers Arlington men and women who are living on the streets a safe place to sleep through the cold winter months. It provides food, shower and laundry facilities, and access to a range of services through A-SPAN, (Arlington Street People's Assistance Network), the Department of Human Services and other community partners. Arlington provides other shelter options for homeless families. Daily hours of operation will be from 4 p.m. – 9 a.m. Hours may be extended on especially cold days.

Arlington County launched a 10 Year Plan to End Homelessness in 2008, establishing a goal that no individual or family shall lack access to decent, affordable housing. Learn more about this effort on the County's website:

<http://publicassistance.arlingtonva.us/10yp/>

## UPCOMING MEETINGS:

CCCA representatives will continue to attend meetings to ensure that the residents of Crystal City have a voice in future development and to report back to the membership. With the exception of the Civic Federation, all of the meetings are open to the general public, and we would welcome attendance by more Crystal City residents.

November 3, 7-9 pm: Bicycle Advisory Committee (BAC) Regular Meeting

November 4: Election Day

November 11: Veterans' Day; all County offices and community centers closed

November 17: Crystal Plaza 5 Site Plan Review Committee meeting

# CCCA OFFICERS

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