

Livability 22202

Developing better, more livable neighborhoods in and around Pentagon City and Crystal City.

Interested in getting involved?

info@livability22202.org

Thank you!



ARLINGTON RIDGE



AURORA
HIGHLANDS
CIVIC ASSOCIATION



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Agenda

1. Open Space Details and Feedback
2. Housing Details and Feedback
3. Big Picture Items and Development
4. Underground Challenge
5. Route 1
6. Next Steps

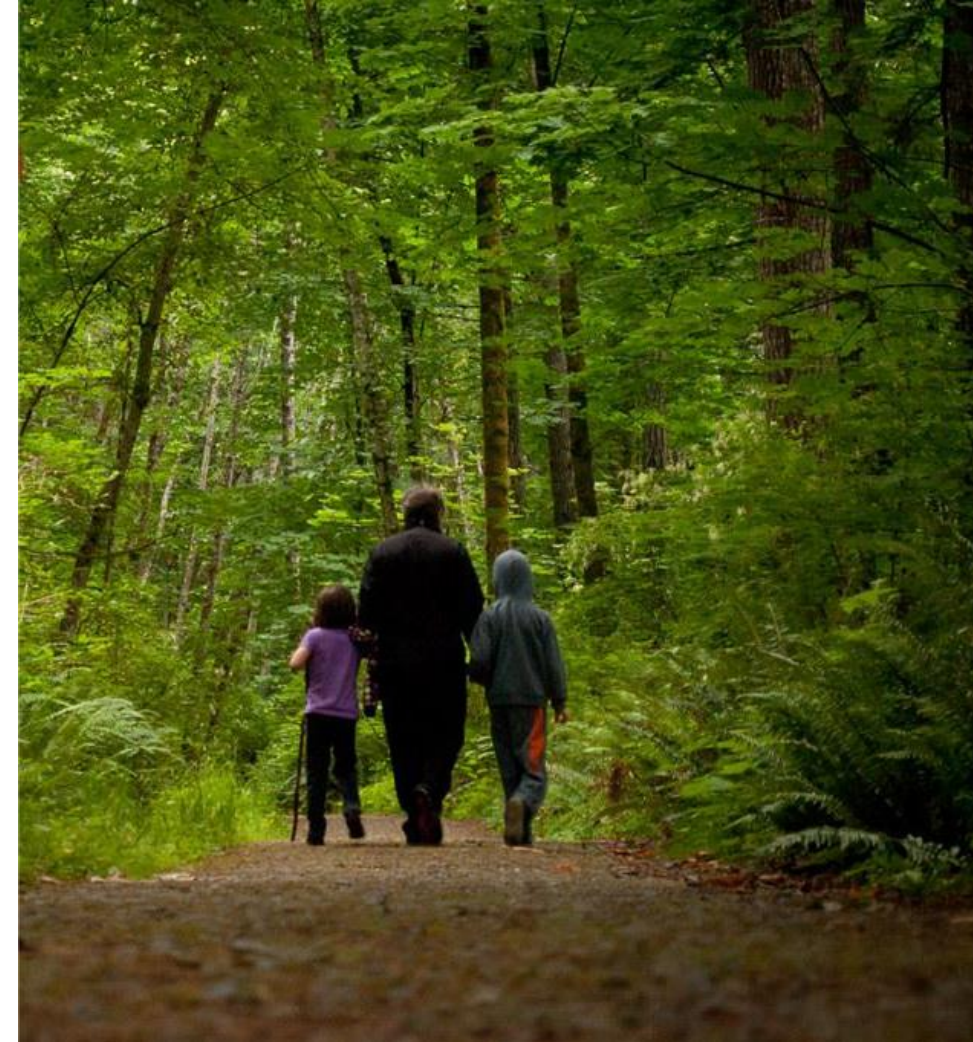
Open Space Workshop 22 Feb 2020

- Working Group: Natasha Atkins, Lauren Bailey, Jackie Bianchini, Mike Dowell, Carol Fuller, Brian Harner, Kari Klaus, Jane Siegel (all 3 civic associations)
- Workshop: Report: draft distributed August 4 to CCCA members
- Open Space video: <https://youtu.be/5wT5Ju8FP8A>
- Four sub-topics:
 1. Connecting residents to the natural world and enhancing biodiversity throughout 22202 green spaces
 2. Re-envisioning Virginia Highlands Park as the backyard for the Pentagon City community
 3. Developing a holistic approach to planning Crystal City Parks
 4. Exploring the possibility for a publicly accessible greenway from Roaches Run Waterfowl Sanctuary along the railroad tracks to the southern end of Crystal City

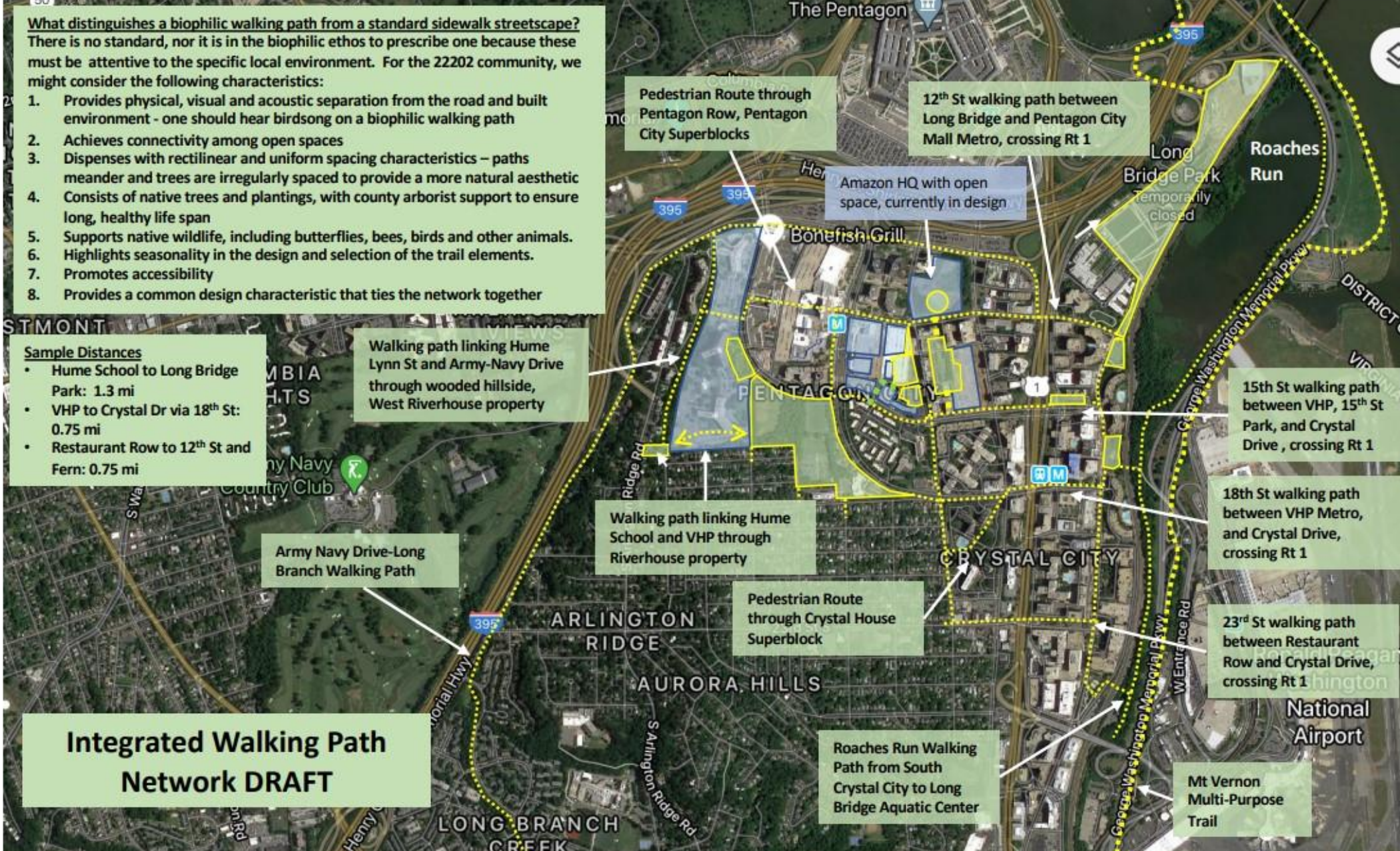
Open Space: Connecting Residents to Nature

Workshop Discussion, Findings and Recommendations:

- Develop walking/biking loops
 - around the entire area, and within neighborhoods in 22202
- Connect PenPlace to Long Bridge Park
- Connect Crystal City to the natural areas
 - on the east side of the railroad
- Identify goals for natural systems:
 - pollinators, tree cover/heat island reduction, storm water/drainage, solar access
- Add plantings
 - to provide seasonal color and interest year-round
- Connect various green spaces together
- Increase shade trees
- Improve hostile pedestrian environments



Open Space: Connecting Residents to Nature



The Arlington County Crystal City Sector Plan, adopted in September 2010, identified 26 urban parks, all private.

Five Crystal City parks discussed in the workshop

[to be considered with upcoming site plan applications for potential transfer of ownership from JBG Smith to the County]

1. Center Park

- (1900 Crystal Drive/S Bell Street) - 74,200 sf/1.7 acres

2. Gateway Park

- (12th and Crystal Drive) - 54,500 sf/1.25 acres

3. Metro Market Square

- 18th Street ,43,900 sf/1.0 acre

4. Crystal Park

- (2525 Crystal Drive) - 38,000 sf/0.87 acres

5. 23rd Street Plaza

- 15,000 sf/0.34 acres

OPEN SPACE FRAMEWORK PLAN



JBG Smith Proffered Parks

- 1 Crystal Park
- 2 Center Park
- 3 23rd Street Plaza
- 4 Metro Market Square
- 5 Gateway Park

JBG Smith Parks

- 6 Water Park
- 7 Friends Plaza
- 8 The Common

Aspirational Parks / By Others

- 9 Pocket Park #8
- 10 Garden Park
- 11 North Gateway Park
- 12 Mets Park
- 13 Pen Place
- 14 Greenway Park
- 15 Long Bridge Park

Typologies Recommended

1. Center Park (74,200 sf/1.7 acres): hybrid, civic

- Could be heart of the community; best opportunity to link together the entirety of Crystal City.
- Centralized location makes it a good option for community events.
- Might be a good location for a farmer's market.
- Not suitable for active sports or a dog park, where noise and lights could be a problem
- Entertainment Center: Bring back the "Screen in the Green" movies
- Cultural center adjacent to a central gathering space, including the Library and community center

2. Gateway Park (54,500 sf/1.25 acres): nature, hybrid

- "Gateway" to Long Bridge Park: keep it tranquil and green: LBP has athletic and play facilities.
- Possible Master Gardeners Demonstration plot with signage identifying plants; lots of trees
- Consider a future access point to Roaches Run

3. Metro Market Square (43,900 sf/1.0 acre): gateway, civic, pocket park

- Good place for quiet daytime public gathering for nearby professionals and for lunch, casual space; Outdoor seating
- Spanish Steps (to transition the grade) or central staircase from Crystal Drive to upper level, and an elevator in the small retail building
- Gradated levels of 2-3 parks; more activated uses at the Crystal Drive section of the park; passive upper level
- Green wall; lots of trees, benches, shade

4. Crystal Park (38,000 sf/0.87 acres): pocket park

- Predominately for recreational uses
- May include athletic courts as well as a playground with bench seating for on-looking parents
- If a childcare facility remains in this area, a strategy will be needed for how the outdoor space requirements are met

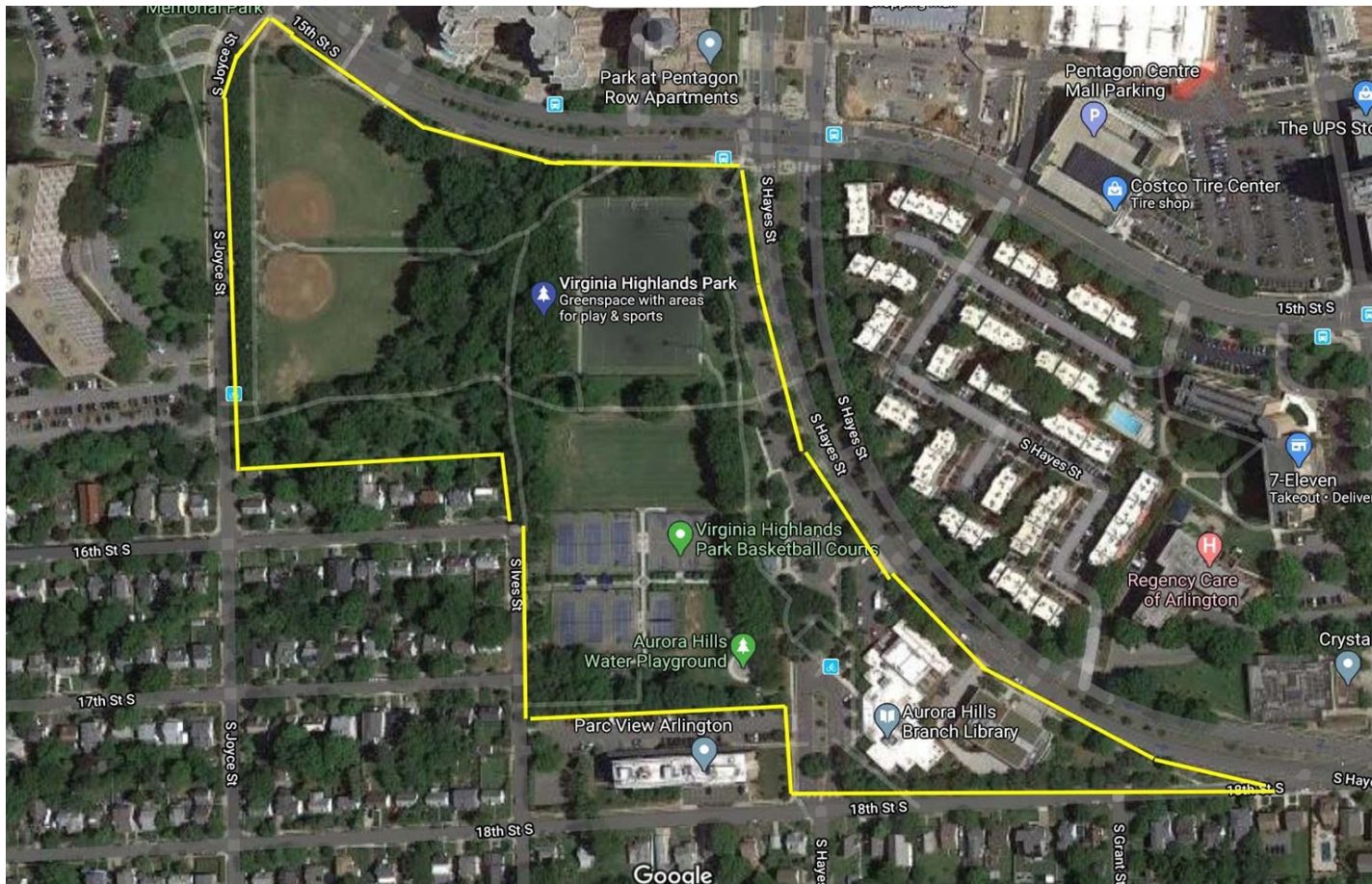
5. 23rd Street Plaza (15,000 sf/0.34 acres): gateway, civic, pocket park

- Program as a neighborhood gathering place, with benches, café seating, and a fountain or sculptural piece at the center of the plaza
- Potential direct entrance to the Underground or link to the existing access point at 23rd Street through a creative streetscape design that celebrates the connection between the underground entryway and the plaza

Open Space: Virginia Highlands Park (VHP)

“The traditional parks of the past do not serve the needs of the present or future.”

--- Trust for Public Land in its 2017 *Field guide for Placemaking in Public Parks*,



Virginia Highlands Park overview

- One of the largest public parks in Arlington (18 acres)
- A traditional park that has underutilized and waste space;
- Long-standing local (AHCA) efforts to improve VHP
- County VHP Master Planning on hold (removed from FY21 CIP)
- Working group brainstormed programming and project recommendations in interim



Open Space: Virginia Highlands Park

- **Ideas matrix of proposed ideas,**
 - timelines, priorities; Phase I and II (in draft)
- **Temporary programming possibilities**
 - West Side Story: Expand multi-use in the softball fields to support social-distance friendly programming; e.g., music, theater, popup art, movies
 - Support by the BID for programming events: e.g., the BID supported July 4 with painting of social distancing circles and gift certificates to restaurants.
 - Metro Corner (15th and S Hayes): close parking circle to traffic for temporary events (e.g., craft fairs, food trucks)

2016 Aurora Highlands Civic Association's Proposal

to re-imagine the fenced softball fields for open space and daily community park uses



2017+

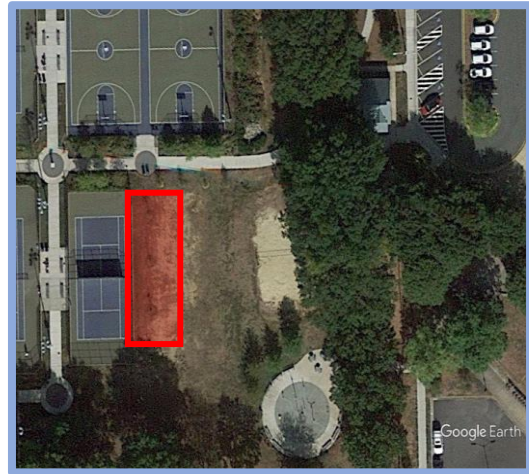
With fences down, the community could pilot special events

S'mores, kites, egg coloring, piñata, moveable chairs, and fort building



Specific Projects Considered

1. An urban agriculture demonstration garden in collaboration with Friends Of Urban Agriculture (Highlands Urban Garden or HUG) – small project to “test the waters”; approved by County as temporary pilot project; funded by BID; STEM Teaching Garden



- Inexpensive fabric planters
- Recycled plastic
- Easily movable

- Rain barrel catchment system
- Collects both rainwater & as a weekly refillable reservoir



- Smart sensor tracks:
 - water, light, fertilizer & temperature
- Long-term data collection for STEM curricula

Other Potential Project Ideas

2. Metro Corner: Improvements to the SW corner of Hayes and 15th St to create a welcoming gateway to the park and for temporary events (requires many County approvals)
3. A power source for events, possibly with a festival tent and overhead lights (potential funding by the BID or JBG; requires County approval)
4. Signage and wayfinding to improve landscaping and celebrate entrances to VHP
5. Movable chairs, benches, and tables for softball and other areas
6. The Point (east of 9/11 memorial): urban agriculture/garden
7. The Triangle at S Joyce Street and S 15th Street: pollinator garden
8. Library Square: Close east side of parking lot on west side of Aurora Hills Community Center for art work, event, performances
9. “The Dog House”: Temporary dog park (*Already in progress through Pentagon City Dogs, funded by Amazon*)

Open Space: Roaches Run

- Roaches Run Waterfowl Sanctuary and adjacent wooded area form a long linear contiguous natural space
 - Multiple custodians and owners: CSX, JBG Smith and National Park Service
- Recommendation: Develop a greenway between the GW Memorial Parkway and the railroad tracks from the south end of Crystal City to Roaches Run
 - Walking trail loop with multiple access points from Crystal City
 - Integrated into an overall system of pedestrian greenways in 22202
 - An extension of a 2012 NPS plan for Roaches Run
 - Multiple custodians and owners: CSX, JBG Smith and National Park Service



Open Space: Roaches Run

- **Status**

- JBG Roaches Run offer tied to 2525 Crystal Drive Site Plan
 - *On hold pending outcome of building height study*

- **Possible Next Steps**

- Community clean up day next March or April (Annual Potomac River Clean-Up)
- Community outreach to determine the balance between community access and support for eco-system
- Engage Arlington County, Commissions, Property Owners to bring their technical expertise to the development of this open space

- **Other activities to consider are:**

- Seeding wild rice for birds may be supportive of the migrating and overwintering birds
- A survey of the flora and fauna
- An invasive species removal activity

Housing Affordability Recommendations

Livability 22202

August 6, 2020

Objective A: Avoiding Displacement

Housing that allows current renters the chance to stay without fear of displacement and to enjoy improved quality of life going forward.

Recommendations

Tenant and Homeowner Protection Assistance

- Cash assistance, tenant rights, right to counsel, reduce costs for low-income homeowners, expand assistance for senior and disabled homeowners

Incentivize Landlord Responsibility

- Corporate citizenship, zoning incentives, tax and regulatory incentives

Explore Virginia Policies:

Advance long-term changes that encourage rental affordability by examining Virginia policy changes that will provide Arlington County the tools to limit displacement and encourage rental affordability.

- Rent stabilization, inclusionary zoning, tenant opportunity to purchase (TOPA), expanded funding from VA

Raise Awareness of Displacement Risks

Build understanding and support from neighbors on the importance of housing affordability.

- Popular education, County support and celebrate diversity

Objective B: New Development of Diverse Housing

Housing that can accommodate historical needs and the projected increase in population over the coming decade.

Recommendations

New Production of Affordable Housing

- Increase partnerships between affordable housing and community partners, often referred to as “co-location”.
- Increase both County and developer contributions to the County Affordable Housing Investment Fund (AHIF).
- Complete, increase, and/or allow zoning changes to increase affordable housing.
- Expand information outreach, including better communications with civic associations and property managers.

New Production of Market-Rate Housing

- **Develop effectively based on location:** *Expand retail/commercial corridors, create Main Street corridors, such as 23rd St., Eads St., and S. Glebe Rd. along Four Mile Run, and promote transit-oriented development.*
- **Develop with character in mind:** *Zone for more density while maintaining character and continuity to the extent possible.*
- **Amend zoning to broaden single-family areas:** *Define a maximum size and allow development within that, and incentivize a mix of sizes and units. Upzone some R5/R6 properties in accordance with a small area plan.*
- **Consider fallow or underused sites like parking lots or large garages**
- **Modify/relax minimum parking standards:** *Reduce requirement for off-street parking spaces.*

Objective C: Building Community

Housing that cultivates community among individuals and families of all walks of life, promoting both ownership of homes and a sense of a neighborhood.

Recommendations

Community Integration

- County Leadership engagement for a cross-22202 housing planning approach
- Integration of Community Input into Site Planning Process
- The 22202 Community Model Approach for the County

Building Community Through Physical and Digital Platforms

- The approach to building community must be as varied as the 22202 population.
- Community centers, schools and neighborhood libraries are needed as gathering hubs.
- Multi-use dog parks and playgrounds in the 22202 area
- Outreach, specifically for renters and property managers in order to foster more inclusive engagement

Better Integrate Renters Into the Community

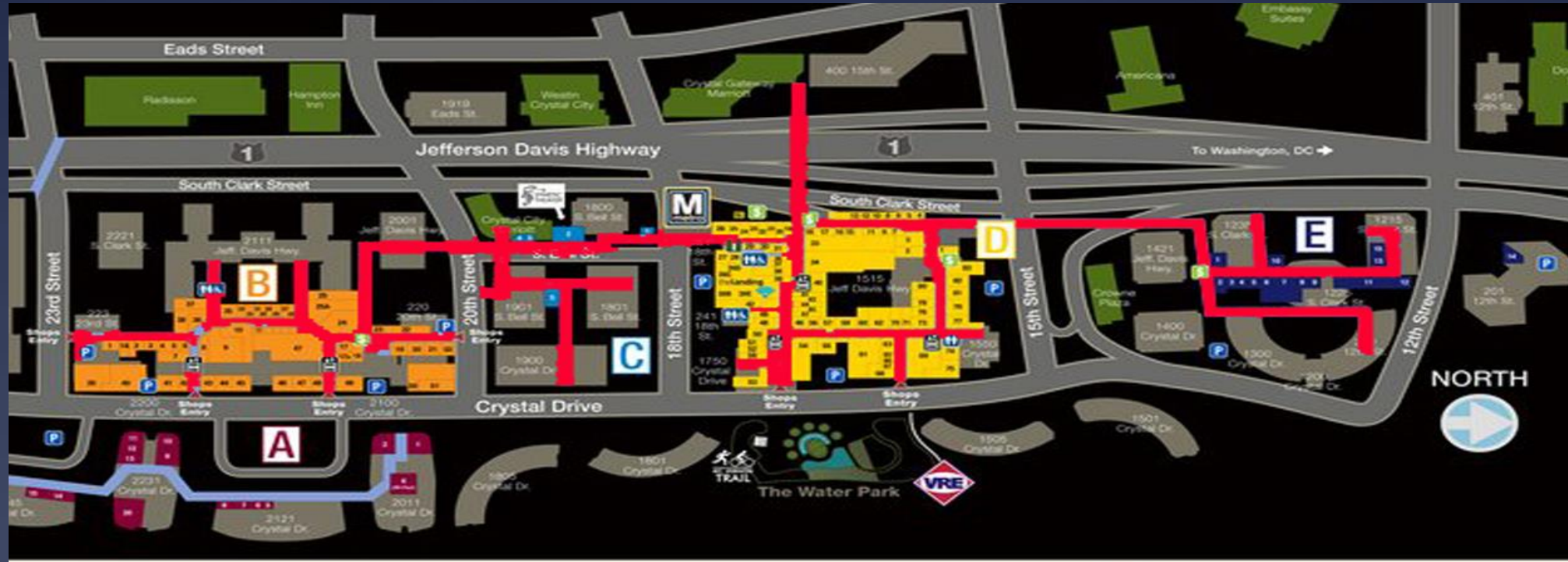
- Support civic engagement to fully represent the span of views in 22202 neighborhoods.
- Closer collaboration between community, civic associations and other neighborhood entities, and property managers on social engagements

The Underground

Will it survive?

Or can we make it into
something even better??

Red highlights the hallways of the original Underground



A little History



The Brac, redevelopment and Covid have hurt the retail sector.

Recent Pics



- Challenge 1: Write Underground
- Challenge 2: Underground TikTok
- Challenge 3: Business Underground

Livability22202 needs your insights about the Crystal City Underground!

We are seeking creative thinking and community knowledge about this unique Crystal City asset.

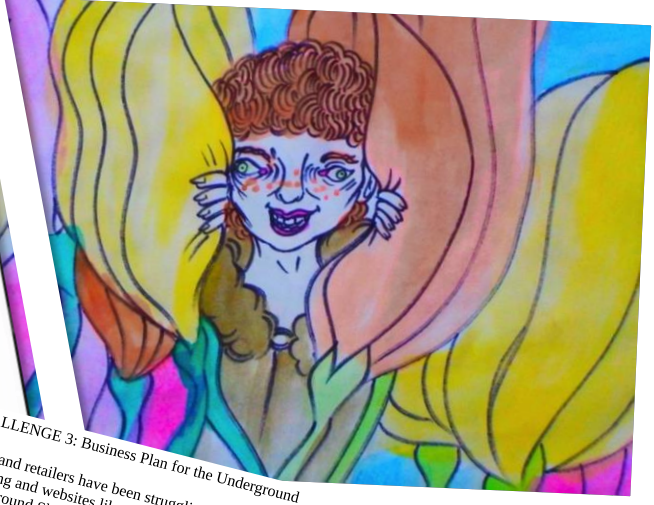
Please join us in one, two, or all three of these "challenges" starting June 12!

Details at: livability22202.org

Great prizes for selected entries!!!



CHALLENGE UNDERGROUND



CHALLENGE 3: Business Plan for the Underground

Malls and retailers have been struggling in recent years, in part due to competition from online shopping and websites like Amazon (which now has a large physical presence, right above the Underground Shops). The Underground also faces competition from the nearby Fashion Centre at Pentagon City shopping mall. The Crystal City Underground will not succeed as a traditional shopping mall. Instead, it can be transformed into an entertainment district, with the addition of neighborhood small businesses (dry cleaners, shoe repair).

Existing restaurants such as Jaleo and McCormick & Schmick's should be supported and encouraged to stay. New restaurants and bars can be added along Crystal Drive. The growth of Amazon will ensure that there will be plenty of customers (once the pandemic has passed in a year or two).

The new movie theater and bowling alley already promise to draw new visitors to the Underground. The larger vacant spaces can be converted into additional entertainment and community centers. Crystal City needs a live music hall. While the live music industry is facing a momentous struggle because of Covid-19, there will be a future market for live music. The desire to hear music performances is there and growing and unsatisfied. There are thousands of residents and workers and visitors in the National Landing area that would welcome a live music hall.

A museum would be a groundbreaking addition for the Underground. Planned construction projects on 23rd Street and elsewhere in Crystal City could be designed to accommodate a museum. The Museum of Science Fiction team has planned to create a physical museum but they have not found the necessary space or funding. The Newseum recently closed its expansive location on Pennsylvania Avenue in DC. The Newseum began in Arlington. They can return home and prosper again, this time in Crystal City and the Underground.

The pandemic has dealt traditional retail another hard blow. But bicycle sales have been skyrocketing during the pandemic. People want new ways to exercise outdoors. Some people like to run but others prefer an activity that is lower-impact. Some people are using bicycles to run errands. Many are planning to switch to bike commuting once offices reopen (later this year or next year or the year after).

Ends tomorrow!
<https://livability22202.org/underground-challenge/>

Underground Challenge

Next Steps

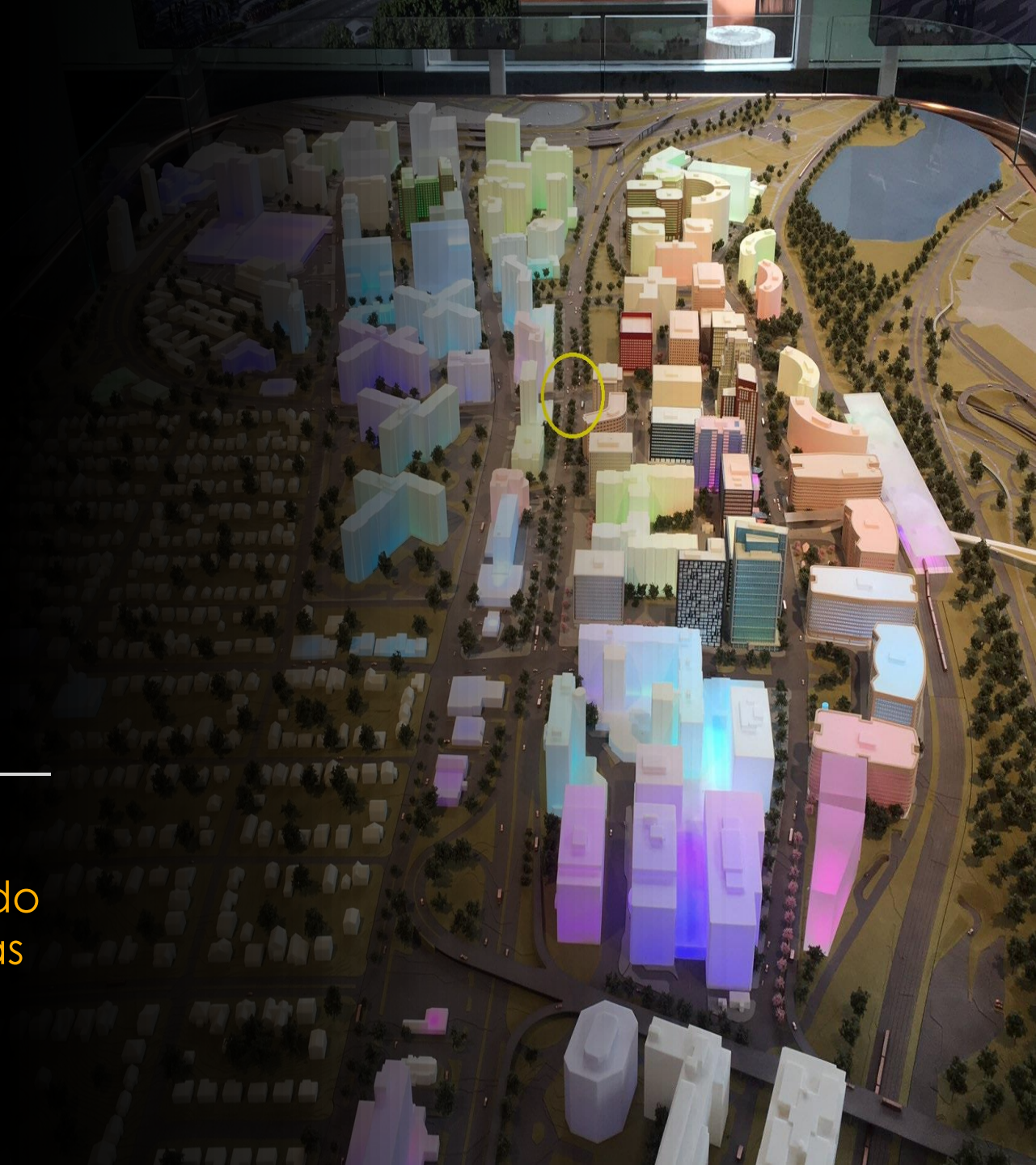
- * Underground Challenge winners will be announced late next month/early Sept.
- ❖ We have to act because there is some question as to the Site Plans and we it to be a success.
- * What are your ideas for the future?
- * Want to help? Contact: Eric at treasurer@crystalcitycivic.org

Route 1

Boulevard

Project

What is it, and what do we need to decide as a community?



What is it?

- * \$250M in State funding, part of it pledged as part of HQ2
- * Streetscape from 23rd to 12th Street S
- * **Removing Route 1 overpasses**, signal intersections at **15th** and **18th**
- * Construction possible in FY27
- * RFP for planning and design issued by VDOT in Feb





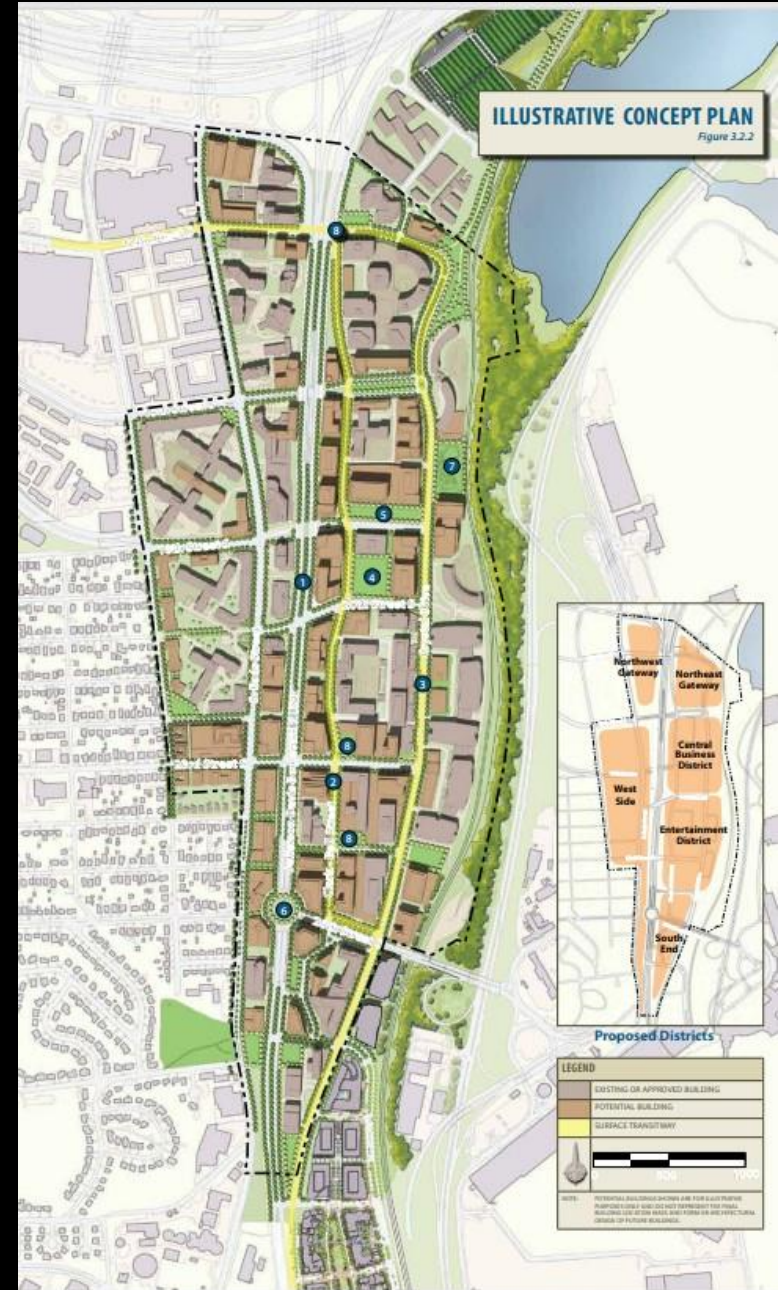
Discussion

- * Are 15th and 18th Streets our biggest issues?
- * What are our priorities for things we want to preserve & enhance?
- * What are some design alternatives?
- * Have we missed any critical issues and/or locations?
- * What next?





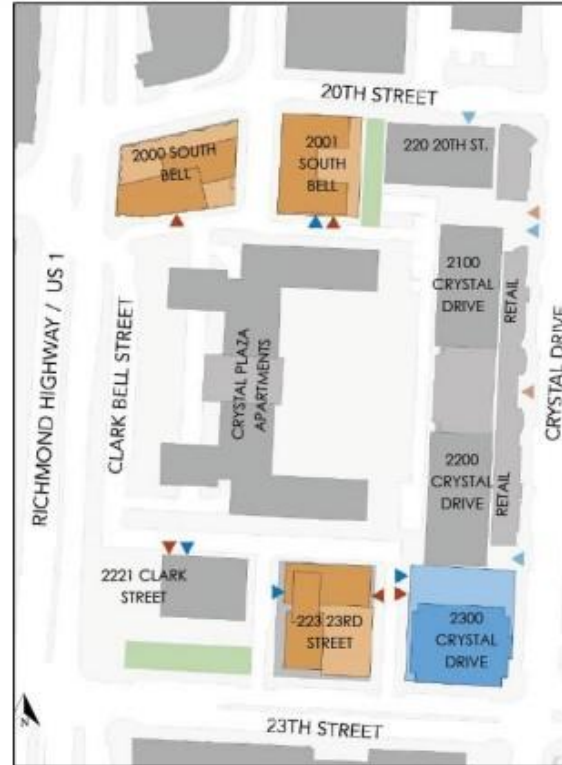
CRYSTAL CITY SECTOR PLAN



Block M Proposal



Existing Conditions



Proposed Redevelopment

1. 2000 S. Bell (residential)
2. 2001 S. Bell (residential)
3. 2300 Crystal Drive (office)
4. 223 23rd Street (residential)