

MAY  
CCCA MEETING

# Agenda

- 1) Officer Reports**
  - 2) Our Virginia House Delegate: Adele McClure.**
  - 3) Vision Zero (What about Pedestrian Safety?).**
  - 4) A Crystal City Library?**
  - 5) The Underground**
  - 6) Crystal House 7**
- ◉ Next General Meeting: September 18th

# President's Report

- ◎ Candidate's Night- April 17<sup>th</sup> 7pm.
- ◎ Bid Partnership
- ◎ Event?
- ◎ Broad Market Analysis

# From JBGS Report:

- Defense and technology tenants in National Landing continue to show their stickiness as office users; our assets in National Landing, excluding buildings going out of service, have been reporting physical occupancy at approximately 87% on peak days. That level of physical occupancy is ahead of Austin, Texas – Kastle's peak-day occupancy champion – which reported a best-day of 73.5%, and it far outstrips peak days in cities like New York (62.5%) and DC (56.2%). Nonetheless, our efforts to re-lease certain spaces will be targeted toward buildings with long-term viability, concentrating occupancy in areas of National Landing that we amenitized and are near multi-modal transportation. **Moving 1800 South Bell Street, 2100 Crystal Drive, and 2200 Crystal Drive out of service reduces our office stock by approximately 743,000 square feet, or 12%, which should allow us to curate a healthier, long-term office market in National Landing over the next few years.** We expect to repurpose these older, obsolete, and under-leased buildings for redevelopment, conversion to multifamily, hospitality, or another specialty use, ultimately reducing cannibalistic competitive supply in National Landing.

# VP Report

- May 18, Regular County Board Meeting, public comment at 8:30am--- Sign Ordinance is one item.
- May 21, County Board Recessed Meeting, consent items at 6:30pm
- Consideration of actions pertaining to the 750 23rd St. S. (Melwood) Special General Land Use Plan (GLUP) Study.
- **Bike to Work Day 2024** is coming up fast on Friday, May 17. This free event is open to everyone so sign up for one of Arlington's seven Pit Stops today.
- **Arlington Unites: Moving Beyond Conversations on Wellness for Children, Youth, and Families.** On Saturday, May 18, 9:30-1:30, join Arlington's commitment to being stronger and more resilient. Caring community members will help others learn about ACE initiatives, safe spaces for youth, and making Arlington more prepared and adaptable in the face of challenges. The event will be at W-L High School, and childcare and lunch will be provided to all who register!
- June 6: **The Recovery Ally Training** is sponsored by the Department of Behavioral Health and Developmental Services (DBHDS), and hosted by Arlington County DHS. This free training includes Loudoun, Prince William, Fairfax, Alexandria, and Arlington, and includes lunch! DHS Lower Level Auditorium, 2100 Washington Blvd, Arlington, VA 22204. Recovery Ally Programs are designed to increase a community capital, decrease stigma, and grow intervention skills. Interactive modules include: basic science, allyship, racial justice and recovery, philosophies of care & pathways to recovery, and listening skills. Participants may choose the core training only, or add optional modules and train the trainer.
- **Challenging Racism's inaugural Community Juneteenth Event, "Celebrating Freedom."**
- June 19, 2024, from 4:00-7:00pm at Met Park (1400 South Eads Street, 501 15th St. S, Arlington VA, 22202).
- Arlington 2050: Envisioning Tomorrow Together (ongoing through 2024)

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# Our Virginia House Delegate: Adele McClure



# Vision Zero

- What Is Vision Zero?
- The nationally-recognized Vision Zero Network defines Vision Zero as, “a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all.”
- The holistic set of principles known collectively as Vision Zero were first implemented in Sweden in the 1990s. They sought to evolve beyond disjointed, reactive responses to traffic deaths to implement a goals-based, multi-disciplinary approach which shifts the focus from individual incidents to system-wide improvement.



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# The Library- Carol Fuller

# The Underground

- What Happened? JBGS is closing all retail as of Mid-October.
- We are writing a response from Livability 22202.

# Official JBGS Release

- “After careful consideration, we have made the difficult, yet necessary, decision to close the retail operation of the Crystal City Underground. As the retail landscape has shifted and as National Landing has continued to evolve, it has become apparent that the Underground retail concept is no longer financially sustainable. We are working with tenants as they relocate, offering flexibility during this period of transition.
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- As we continue to assess the long-term plan for the space, corridor access will remain open. We will continue to share updates as they become available.”

# Livability 22202 Memo

- Asking for two meetings:
- 1) A meeting of the 3 presidents and the CEO of JBGS
- 2) A community meeting on the Underground and the future

# From the Sector Plan

The existing Underground is a set of internal paths and plazas, lined by retail in certain locations, that extends from 12th Street S. to 23rd Street S. between Jefferson Davis Boulevard and Crystal Drive. The Underground provides an alternative to walking along sidewalks, allowing pedestrians to travel from place-to-place in climate controlled and traffic-free conditions. Recognizing the value of this existing system, it is recommended to preserve its connectivity over-time with the understanding that the current layout may need to be modified to support the area's redevelopment.

# On the Underground Retail.

In that spirit, retail activities in the Underground should be prioritized generally in the proximity of the Metro Station entrance north of 18th Street, as well as in the 2100 Shops in the center of the block between 20th and 23rd Streets.

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# Comments and Questions.

- Steve, our Treasurer is going to take over and handle the comments and questions.



# Concluding Comments

- Office Market is in trouble.
- Interest rates make multi-family less attractive investment
- All infrastructure projects are SLOW.

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