

CRYSTAL CITY INSIDER

The monthly newsletter of the Crystal City Civic Association



June 2024

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PRESIDENT'S CORNER

The Underground's future is very murky. Clearly JBGS would like to close the whole thing. They will be working towards that with closing the retail. We then will see the argument that it's unsafe and should be closed in it's entirely. Please contact our [Treasurer: Steve Miller](#) to help save the Underground.

Meanwhile, VDOT has released a report recommending the lowering of Route 1 to grade at 15th and 18th Streets. 18th Street will feature a special time for pedestrians to cross (e.g. all traffic is stopped and only pedestrians can cross). The project is likely to proceed.

It is not a fun time to be the President of the CCCA.

- Eric Cassel, CCCA President

CIVIC ASSOCIATION AND LIVABILITY 22202 ISSUES

Update on Crystal City Library

Some of the Executive Committee met May 29 with County Manager Mark Schwartz, Director of Libraries Diane Kresh, and County Board Members Takis Karantonis and Libby Garvey to discuss both the Underground and a library for Crystal City. We presented a vision for a two-story library in the center of Crystal City connecting to the Underground, perhaps funded by a foundation. We see the two issues as inextricably linked. This will be a heavy lift, but we're working on it. Contact CCCA Treasurer Steve Miller if you'd like to join the working group to preserve our beloved Underground: smiller173@aol.com.

Family Day at the Highlands Urban Garden (HUG)

The County has awarded the CCCA a mini-grant of \$500 for our joint CCCA proposal with the Sustainable Scoop (SS) and the Friends of Urban Agriculture (FOUA): **Urban Agriculture Family Day at Highlands Urban Garden (HUG)**. We requested \$1,000, but I'm sure there were a lot of other proposals.

This project fits well with the County's new initiative with FOUA, supported by Board Member Takis Karantonis, to reach out to multifamily residents and give them an opportunity to participate in gardening, other than the community gardens that have years of waiting lists. The CCCA is particularly well suited to participate in this initiative with our partners, the SS and FOUA, due to both our demographic (all multifamily properties) and our involvement with the HUG. The goal is to organize a family event this summer to showcase community-supported urban agriculture, with design workshops, and biophilic activities for adults and children, and strengthen a new County-wide initiative of outreach

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to condominium and apartment dwellers in Arlington. [The full proposal is attached](#), along with the [award letter from the County](#).

We're always looking for volunteers to work on gardening in the HUG. Come get your fingers dirty and grow produce for donation to the Arlington Food Assistance Center (AFAC). Contact our garden coordinators with questions or interest in volunteering on Saturday mornings:

projectHUG22202@gmail.com

VDOT Releases Draft Phase 2 Report on Route 1

VDOT recently released the draft [Executive Summary](#) and draft [full report](#) for Phase 2 of the [Route 1 Multimodal Improvements Study in Arlington County](#). Comments are now due by **Friday, June 28** after we requested an extension. Although the reports total to an overwhelming more than 200 pages, most of the critical information is in Chapter 6: Intersection by Intersection Overview (p. 63+) and Chapter 7: Travel Demand Management Program and Multimodal Transportation Analysis Overview (p. 77+) in the full report. The Livability22202 Route 1 Working Group is working on a letter response, as many of our concerns remain unaddressed in the report. **See details below under Transportation.**

INFORMATION AND EVENTS – ARLINGTON COUNTY

UPCOMING EVENTS

A Summer Reading Kickoff at Courthouse | Saturday, June 1, 10:00 a.m., multiple locations

Come and celebrate the kick off of our Summer Reading Program 2024! We will have an activity for the children, a scavenger hunt for all ages, and prizes. You'll learn all about what's in store this summer at the Library! [Learn more here.](#) And mark your calendars for Storytime with the Nats on June 8.

Green Community Tour: Homes, Gardens & More! | Sunday, June 2, 11 a.m. - 4:30 p.m.

The 21st annual Green Community Tour will showcase sustainable homes and gardens in Arlington. Features include energy efficient and water-saving technologies, solar energy, rain gardens, native plants, wildlife habitat and more. We ask for a \$5 donation to EcoAction Arlington for the tour.! [Learn more here.](#) [Register for the tour](#) to get site addresses and descriptions a week in advance.

Get Ready With Me: Pride Edition | Tuesday, June 4, 4:30 p.m. at Courthouse Library

Join us at the library this Pride Month to craft your own Pride merch – from buttons to bracelets and mini flags. Let your imagination soar as you fashion wearable expressions of love and pride for this month-long celebration. Come, craft, and wear your pride with us! [Learn more here.](#)

Pride Month Celebration

Arlington is celebrating the start of Pride Month with a celebration outside of Courthouse Plaza. Join us Wednesday June 5 12-1:30 at Courthouse Plaza for party games, a live DJ, and the reading of the County Board's official Pride Month Proclamation.

Arlington Reads: George M. Johnson | Thursday, June 13, 6:30 p.m. at Central Library

Join Arlington County for a conversation with author George M. Johnson about Johnson's memoir manifesto, "[All Boys Aren't Blue](#)." In this series of personal essays, prominent journalist and LGBTQIA+ activist George M. Johnson explores their childhood, adolescence, and college years in New Jersey and Virginia. [Learn more here.](#)

Teen Police Academy

Arlington County Police Department is accepting [applications](#) for the [2024 Teen Police Academy](#) summer sessions until June 16.

RECENT RELEASES

[Arlington Receives 2024 Vision Zero for Youth U.S. Leadership Award](#)



Arlington County was recognized Friday by the National Center for Safe Routes to School as the 2024 recipient of the Vision Zero for Youth U.S. Leadership Award. Arlington County and Arlington Public Schools received praise for their commitment, leadership and collaboration to improve safety for Arlington's youngest travelers through the Vision Zero initiative.

[Read more.](#)

ENGAGEMENT OPPORTUNITIES

[Future of Libraries - Feedback Form](#) through **May 31:** Arlington Public Library is committed to providing the best possible services and resources to our community. You are invited to share your thoughts and opinions on a set of **12 potential services and experiences** the library developed with the community. Your input will help influence the decisions, tradeoffs and ways to enhance library programs, collections and facilities to better serve you and the community. The last day to respond to the questionnaire will be May 31. Visit the Arlington Public Library [website](#) for more information.

[WMATA Proposed 2025 Better Bus Network - Feedback Form](#) through **July 15:** Share your feedback on the future of Metro on how to improve service and connections. This network prepares Metro for the future by creating the building blocks of the expanded bus network the region deserves, serving recent and planned growth areas, and providing more frequent all-day, all-week service. Explore the network and share your thoughts [here](#).

[Arlington 2050: Envisioning Tomorrow Together – A Postcard from the Future](#): Imagine you live, work, and or play in Arlington in the year 2050—and you love it! What makes it great? What's new? What's the same? What does the ideal Arlington look like to you? [Share your vision about the future of our community!](#)

[Understanding the Needs of Veterans and Service Members in Arlington](#): Arlington County's Military and Veterans Advisory Committee (MVAC) is interested in hearing from members of the military, veterans, and their families who live and/or work in Arlington about types of programs, services, and resources that could be helpful. [Click here to participate](#) so that we can explore programs and services that may better serve our Veteran and Active Military Community.

[Safe Homes, Safe Relationships - Feedback Form](#) in **English or español:** Share your feedback with Project PEACE on any experience you may have been using, looking for, or if you are referring people to resources for those impacted by domestic/intimate partner violence and sexual assault in Arlington

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County. Your feedback is confidential. Results will help enhance and improve services for everyone in the county.

Arlington Is Hitting Its Housing Target, But Affordability Concerns Aren't Going Away

Arlington is in high demand, holding the title as the most sought out city, according to RentCafe. But this fact is exacerbating a supply-and-demand imbalance Arlington has long struggled with: housing.

“I think there’s been a lot of alignment from various sectors and at a policy level to achieve the common goals around housing affordability,” National Landing BID President Tracy Sayegh Gabriel said. Impact funds like those from JBG Smith, which just hit its goal of preserving and creating 3,000 affordable units, and Amazon's Housing Equity Fund add fuel to the mission.

The First Property Tax Hike In 5 Years! [Information](#)

The average Arlington homeowner will see a tax increase as part of the approved county budget: a 2c raise to \$1.033 per \$100 assessed value. This paired with a 3.3% increase in home value will increase the average property taxes to \$430 annually, a 5.3% increase.

Arlington Loses Cemetery Suit

“Where the United States took 8.929 acres of land from Arlington County, to expand Arlington National Cemetery, and Arlington County argued that 4.23 acres of that land was severable for use as a residential development, but the County failed to show that its development proposals are physically possible, legally permissible or financially feasible, the United States prevailed on the claim.” [Virginia Lawyers Weekly, Casetext, Twitter]

County Manager Proposes \$4.5 Billion, 10-Year Capital Improvement Plan

Arlington County Manager Mark Schwartz presented his proposed [FY 2025–2034 Capital Improvement Plan \(CIP\)](#) to the Arlington County Board on Tuesday, May 28, 2024. The proposal outlines \$4.5 billion in investments for stormwater management and flood mitigation, environmental resiliency, parks, transportation, community infrastructure, and more over the next 10 years.

CIP Highlights for Crystal City:

- \$150 million Crystal City, Pentagon City, and Potomac Yard Street Improvements • Includes various streetscape and safety improvements, as well as design and construction for CC2DCA Multimodal Connection
- \$127 million for the Crystal City East Entrance (FY 2025 – FY 2027); fully funded
- \$22.9 million for Crystal City Parks & Public Space (FY 2025 – FY 2030)
- \$6.3 million for Crystal City Library (FY 2028 – FY 2030)

Impact of Proposed CIP on Future Operating Budget: New library in Crystal City (\$750k+: new incremental staff and non-personnel resources required)

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Arlington Junction Park

Construct a new park at South Eads Street and Army Navy Drive in Crystal City. Work includes demolition, tree preservation, site work, utilities (water, sanitary, storm, electrical, etc.), asphalt pavement, pavement markings, furnishings, signage, streetlights, landscaping, and an elevated pedestrian boardwalk.

Developer Funds \$4,884,648

Design Construction- Fall 2025

Crystal City Parks and Public Spaces; improvements to 23rd Street South and S. Eads Park

Design and construct improvements to the existing 23rd Street South and South Eads Street Park.

TIF \$500,000 Design Design - Spring 2025

Construction- Fall 2026

Short Bridge Park Final Design

Design, project management and other soft costs and construction for implementation of Short Bridge Park. The park upgrades include: an interpretive plaza, dog run, riverfront overlook, casual use lawn area, walkways, public art (lighting beneath bridge), site furnishings, significant landscaping and stormwater management,

Bonds \$1,140,000 Design Design - Spring 2025;

Construction - Fall 2026

Army Navy Drive Complete Street

Rebuild Army Navy Drive in Pentagon City from 12th Street South to South Joyce Street as a multimodal corridor that includes protected bike lanes, safer pedestrian crossings, street trees, and the ability to accommodate future high-capacity transit.

NVTA Regional funds, Federal grants, TIF, Developer Contributions \$15,262,000

Construction Spring 2025

Crystal City Metro Station East Entrance

Construct a new entrance at the east end of the Crystal City metro station to provide easier access from Crystal Drive, the Virginia Railway Express (VRE) Station, and a Crystal City Potomac Yard Transitway station (PPEA Project).

Federal grants, State grants, NVTA Regional funds, TCF (C&I, NVTA local), TIF

\$146,089,000 Final Design Spring 2027

Crystal City, Pentagon City, Potomac Yard Streets

- 15th Street South/South Clark-Bell Street Realignment
- 18th Street South Realignment - improved street alignment between Route 1 and Crystal Drive to improve multimodal connectivity

- South Eads Street Complete Street - multimodal improvements from Army Navy Drive to 12th Street South in coordination with DPR Arlington Junction Park (Phase 1) and from 12th Street South to 15th Street South (Phase 2)
- Long Bridge Drive Multimodal Connection - new multi-use trail facility along Long Bridge Drive that will link to the future Long Bridge (bike/pedestrian bridge to cross Potomac River, to be constructed by VPR)
- Army Navy Drive Protected Bike Lane Missing Link - provide enhanced bike facilities along Army Navy Drive between South Joyce Street and South Lynn Street.
- Crystal City to Washington National Airport (CC2DCA) Multimodal Connection - Construct a multimodal connection between Crystal Drive and Washington National Airport (DCA).
NVTA Regional funds, Federal grants, State grants, TCF C&I, Crystal City TIF \$95,936,000
Construction Spring 2026 - Fall 2029

Premium Transit Network (PrTN): Transitway Extension to Pentagon City

- Extend Crystal City-Potomac Yard Transitway as a bus facility to Pentagon City. Extension will serve local travel demand within the corridor, including Amazon's HQ2, as well as enhance connections to Metrorail and improve connections to Columbia Pike
State grants, NVTA Regional funds, developer contribution, TCF C&I, TIF \$27,667,000
Design/ Construction: Segment I was completed in 2023; Segment IIA is anticipated to be completed in Spring 2026. The last segment is tied to WMATA's Army Navy Drive Transit Center which is anticipated to be completed in 2031

Next Steps

The public will have several ways to learn more and provide input on the County Manager's proposed CIP during a series of work sessions, followed by a Public Hearing with the County Board on July 10 at 7 p.m. An interactive project map will also be available on the County's CIP page to track projects across the County. See the full calendar of key dates with links to more information on the [County website](#).

CIP Plan for Arlington Public Schools

On Tuesday, June 4, 2024, at 3:00pm or as soon thereafter as matters may be heard, the County Board will hold a joint work session with the County Manager and the Arlington County School Board to discuss the Proposed 2025 - 2034 [Capital Improvement Plan](#) related to Arlington Public Schools. The public is welcome to attend the work session in person or view via live stream on the [County's website](#) and on local cable stations on Comcast 25 & 1085 and Verizon FiOS 39 & 40. Public testimony is not accepted at work sessions. Members of the public may provide feedback on the proposed Capital Improvement Plan at [Open Door Mondays](#), or in writing at countyboard@arlingtonva.us. Find more information on the proposed Capital Improvement Plan and archived work session videos on the [website](#). For questions on the work session, contact the Clerk to the County Board at 703-228-3130 or <mailto:countyboard@arlingtonva.us>.

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DEVELOPMENT

23rd and Eads Park

The County launched the first community engagement opportunity on [the 23rd and Eads St. Park Renovation Project](#) via an [online feedback form](#). The engagement opportunity will be open through **June 7th** and the feedback heard will inform the development of a final draft concept design. We've also created a video with the background information on the project that is featured on the feedback form. County staff are looking for the community's thoughts on how the park is currently used and have provided three unique draft concepts that we'd like input on.

The goals of this project are to:

- Update site furnishings and add amenities
- Enhance the aesthetics and visibility into the site
- Create a welcoming and inviting public space
- Provide a place for visitors to gather and rest

Arlington's Pentagon City Sector Plan overturned by a state court

County message: We realize there may be some growing anxiety over the recent court ruling regarding the Pentagon City Sector Plan. Rest assured we are actively working to prepare a comprehensive update to share with everyone later this month. I suspect it will answer most of your questions and bring some closure to this temporary moment of uncertainty we find ourselves in. Appreciate your patience and encourage everyone to read the [court ruling in its entirety](#) as it is quite revealing in validating our earlier planning process, updated vision, and implementation strategy for realizing Pentagon City's future growth.

Major changes pitched for Arlington shopping center redevelopment

Kimco Realty Corp. (NYSE: KIM) has proposed significant changes to its long-term plan for the mixed-use redevelopment of Costco-anchored Pentagon Centre near Amazon's HQ2 in Arlington. The Jericho, New York-based real estate investment trust, which owns the enclosed retail center at 1200 S. Fern St., has long planned to redevelop it in phases. But the company has substantially new ideas about what the transformation should look like, pitching in a Monday application to the county's planning department an increase in density by more than three-quarters — taking the total envisioned square footage from about 2 million square feet to 3.5 million square feet. The mix of uses would change, too, now with substantially more residential and office but less retail than previously approved.

The new plan calls for nearly 1,200 additional residential units, 333,000 square feet of additional office, a bigger hotel along with residential in a mixed-use building, and a smaller retail footprint.

Doors closing at the Crystal City Shopping mall in Arlington

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After nearly 50 years, the Crystal City Underground shopping mall will soon be closing its doors. The National Landing Business Improvement District says it is helping small businesses facing similar situations relocate through an initiative called the "The Relaunch National Landing Program." "The Relaunch National Landing Program—a recently launched initiative in collaboration with Arlington Economic Development's BizLaunch division— provides crucial technical assistance to help legacy businesses that have been a part of the community's fabric for a decade or more. Our focus remains on developing a sustainable and thriving business environment that supports both new ventures and longstanding establishments," officials said. (WUSA-TV (Washington, DC)

JBG Smith shuttering three obsolete National Landing offices

JBG Smith Properties is moving ahead with longtime plans to remove several aging office buildings in National Landing from service, directing tenant demand toward buildings with better prospects in an oversupplied office market. The Bethesda developer, the dominant force behind redevelopment in National Landing, will reduce its office stock by 12% by mothballing the towers, which comprise 743,000 square feet, CEO Matt Kelly said in a letter to shareholders as part of its first quarter earnings report.

JBG Smith Properties is teeing up a major renovation of an aging office building it owns in National Landing — noteworthy of a firm that's said numerous times the market is oversaturated with office and has long been rebalancing its activities toward multifamily. The 11-story, 1980s-era office at 2011 Crystal Drive will get a makeover, especially to its tenant amenities, to the tune of \$40 million, according to an investor presentation and management commentary published May 15.

Melwood: GLUP Amendment Change

A request was submitted for the subject properties located on 23rd Street South between South Hayes Street and South Grant Street to change the GLUP designation from "Public" to "Low-Medium" Residential with an associated rezoning from C-1 and R-6 to RA8-18. On May 21, 2024 the County Board accepted the Special GLUP Study Document and advertised a GLUP amendment for Parcel A from "Public" to "Low-Medium" Residential.

Fortis buys Crystal City apartments, plans to hold rents down even after renovation

The Fortis Cos. acquired an aging apartment tower in the heart of National Landing, with plans to renovate it substantially but still sustain rents well below what new multifamily construction demands. The D.C.-based developer and investor bought the 1980s-era, 162-unit Marlowe Apartments at 400 15th St. South in Crystal City, catty-cornered from Amazon.com Inc.'s HQ2, in early May. By renovating the units and exterior, the company believes it can give the building new life, but still offer consumers market rents on the order of 20% lower than what's available through new residential products delivering in that area. That's noteworthy in a submarket that's slated to see a huge amount of new multifamily, some of which will come with "affordable" rent covenants, but most of which will probably

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be of the high-end luxury sort that middle- and low-income earners can't comfortably afford. (Washington Business Journal)

Remote-first marketing firm scouts National Landing for office space following investment

A D.C.-based, remote-first marketing firm is considering a move to physical office space in National Landing after nabbing an outside investment from two private equity groups. The District Communications Group (DCG), a firm that provides market research and strategic communications services primarily for federal government customers, declined to disclose the size of the investment it landed from Chicago-based private investment firm Granite Creek Capital Partners and Boathouse Capital in Philadelphia. But in an emailed statement, DCG Founder and CEO Adam Clampitt told me the funding has him now weighing the possibility of establishing a central location for the company's workforce, which has grown considerably over the years from the 30 employees it had in 2014 to about 120 people today.

Arlington per-square-foot home costs 3rd highest in region

All major jurisdictions in Washington area show year-over-year increases. All nine major local jurisdictions saw increases in average-per-square-foot cost, according to a GazetteLeader analysis of data reported May 10 by Bright MLS, the area's multiple-listing service. Three jurisdictions recorded per-square-foot average prices of more than \$500 for the month: Falls Church, which catapulted to the top with an average of \$554, up 32.2 percent from \$419; the District of Columbia, up 0.9 percent from \$553 to \$538; and Arlington, rising 12.7 percent from \$465 to \$524.

TRANSPORTATION

Route 1 Multimodal Improvements Study

VDOT recently released the draft [Executive Summary](#) and draft [full report](#) for Phase 2 of the [Route 1 Multimodal Improvements Study](#) in Arlington County. Comments are now due by Friday, June 28 after we requested an extension. Although the reports total to an overwhelming more than 200 pages, most of the critical information is in Chapter 6: Intersection by Intersection Overview (p. 63+) and Chapter 7: Travel Demand Management Program and Multimodal Transportation Analysis Overview (p. 77+) in the full report.

Pay attention to the recommendations for Phase 2 promulgated in [Phase 1](#) (see p. ES-37) and compare those to the [work performed to date during Phase 2](#) (see p. ES-4) and the revised [Phase 2 Scope Narrative](#), including these key points:

- **Safety First:** Note that the Phase 2 Goals for the Route 1 project have not changed from Phase 1, and that the number one goal is still Safety: improve multimodal safety for pedestrians, bicyclists, micro-mobility modes, transit, and vehicles along and across Route 1. This goal does not match the MOU between Amazon and the Virginia Commonwealth. More importantly, however, the first VDOT goal will not be achieved with the proposed at-grade Route 1 intersection at 18th as that intersection will be more dangerous than the current, perfectly safe, grade-separated condition that our community heavily uses.
- **Speed study:** A Phase 2 task cited in Phase 1 is to perform an engineering speed study to consider a 25-mph speed limit. Yet the proposed speed study has not been performed; the proposal is “currently under review.” Lowering the speed on Route 1 to 25-mph, as the City of Alexandria has already successfully done, is a critical part of creating a safer Route 1 for everyone. The Route 1 project should not move beyond Phase 2 until the speed study has been performed – for the entire length of Route 1 in Arlington – the results analyzed, and the data-based determination can be made to lower the speed limit to 25-mph.
- **At-grade Intersection at 18th:** VDOT continues to recommend an at-grade Route 1 at 18th Street, now with a proposed Barnes dance (pedestrian scramble) intersection that theoretically will stop all traffic while pedestrians and bicyclists can cross safely. Yet how to time the signals to provide sufficient time for safe crossing while continuing to support the heavy through traffic on Route 1 and newly limited space for waiting vehicles on 18th has not been resolved to our satisfaction.
- **Travel Demand Management (TDM) Plan:** The Phase 1 recommendation was to reduce the total traffic volume on Route 1 by 20-30 % of the 2019 volume. During Phase 2, VDOT gathered new traffic volume data and reversed their Phase 1 recommendation, based upon newly gathered traffic pattern data. Total traffic volume is still down and the AM peak commuting patterns have spread out so that the AM traffic no longer causes significant congestion. However, peak PM traffic has returned,

causing significant congestion along Route 1 north of 23rd. In their Phase 2 plans, VDOT plans to reduce this congestion by focusing on TDM at the intersections of 15th and Route 1, with limited details on a truly regional TDM program. Furthermore, the proposed reduction in right turn lanes from southbound Route 1 to westbound 15th Street appears to complicate the TDM goals. The logic of the proposed VDOT TDM plan requires significant additional explanation by VDOT, including why VDOT predicts that the current traffic volume and patterns will continue longer term and why they predict that future traffic patterns will not have a significant impact on our local streets.

The County **Bicycle Advisory Committee (BAC)** and **Pedestrian Advisory Committee (PAC)** are hosting a discussion with the VDOT Route 1 team as a major portion of their Monday, June 3, joint meeting. Community members are encouraged to attend virtually. Please find login details on either the [BAC](#) or [PAC](#) pages. If you cannot attend the meeting, you will be able to review the meeting recording later.

The draft report for VDOT's Route 1 Multimodal Improvements Study (Phase 2) is now available to view on the project webpage by [clicking here](#).

Give feedback on the draft report by June 17, 2024 via an email to <mailto:route1multimodalstudy@vdot.virginia.gov> or by mail to: Dan Reinhard, VDOT's Northern Virginia District, 4975 Alliance Drive, Fairfax, VA 22030. For the latest information, please continue to check [the study website](#).

[The Livability22202 Route 1 Working Group](#) will be preparing a response to the VDOT Phase 2 draft documents for approval by the three 22202 Civic Associations. Please share your concerns through your civic association and/or directly with VDOT.

Boundary Channel Ribbon Cutting



May 30 marked the official conclusion of the Boundary Channel Drive Interchange Project, a two-year effort improving traffic operations and safety for all users. [Watch the Transformation](#). [See more](#). The \$20 million initiative, which broke ground in summer 2022, is intended to improve safety for pedestrians, cyclists and drivers while also connecting Long Bridge Park with the Mount Vernon Trail. A half-mile path connecting Mount Vernon Trail with Long Bridge Park is now open to pedestrians and cyclists. The connector between the popular waterfront trail and Boundary Channel Drive is part of a long-anticipated set up of upgrades near Long Bridge Drive and the I-395 interchange. The shared-use path, according to VDOT's plans, starts at the Long Bridge Aquatic Center parking lot entrance and follows Long Bridge Drive northbound before connecting with westbound Boundary Channel Drive.

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10 cycling innovations to watch in National Landing

Uncover the cutting-edge developments in Arlington's bike infrastructure that are turning the county into a haven for cyclists. From the practicality of bike boxes at busy intersections to the vibrant visibility of green bike lanes, these innovations are setting new standards for urban cycling in National Landing. Discover [10 cycling infrastructure projects](#) that are paving the way to a more bike-friendly future. Join the movement and pedal forward with us towards a healthier, more sustainable community.

Proposed 2025 Better Bus Network



. Pop-up events, Discovery Days, and more coming to a community near you! Metro wants your feedback on draft improvements to its bus network, to go into effect in Fiscal Year 2025. Review and provide feedback on the proposed 2025 Network by using Metro's interactive comment map, taking a survey, submitting written comments, or uploading a document at wmata.com/betterbus by 5:00 p.m. on July 15, 2024. Or, provide testimony at an in-person or virtual Public Hearing.

[Share your feedback](#) by July 15 for a chance to win a \$50 Visa gift card from WMATA.

LONGER TERM ISSUES

June 18 Primary Election Information



The Democratic and Republican Parties have requested a Primary Election for the purpose of selecting delegates for the offices of Member, United States Senate, Member, House of Representatives, and local offices.

Democratic primary for the County Board (5 people running, ranked choice)

Republican Primary for U.S. Senate (5 people running)

Early voting May 3-June 15: in person voting at Courthouse Plaza, Madison and Walter Reed Community Centers. Check the [website](#) for details.

Just-passed FAA bill has more DCA flights and D.C. area helicopter noise analysis

More long-haul flights are coming to Reagan National Airport. And people annoyed by helicopter noise will continue to have their voice heard. Those are two of the main local impacts from the FAA reauthorization bill [just approved by Congress](#). The bill now awaits President Biden's signature. Most notably, the bill will allow five new long-haul, round-trip flights from DCA — a compromise that local members of Congress still vehemently opposed, citing concern about safety and increased delays. Rep. Don Beyer (D-Va.) blasted the bill and was on the minority side of the lopsided 387-26 vote in the House. Beyer's office released a joint statement on Tuesday, ahead of the vote.

Bill With More DCA Flights Passes

The Senate passed legislation to reauthorize federal aviation programs for the next five years.. The most intense regional fight was over a provision in the bill that would add five round-trip long-haul flights out of Ronald Reagan National Airport outside Washington.

Lawmakers blast DCA flight additions after second runway near-miss

The Wednesday morning incident, [reported by NBC 4](#), follows [the April 18 incident](#) in which two airliners nearly collided on the ground. "In the latest scare, an American Airlines plane, which was headed to Boston, reached speeds of about 100 miles an hour when air traffic controllers ordered the pilot to stop," NBC 4 reported. "An air traffic controller canceled the takeoff of American Airlines flight 2134 because another aircraft was cleared to land on an intersecting runway about 10:30 a.m., the FAA said." Arlington's congressional delegation is weighing in on the latest incident, after unsuccessfully trying to block legislation that will add five new daily, long-haul round-trip flights at National Airport. The provision [was approved by Congress on May 15](#).

More Changes Coming to DCA

D.C.'s airports are evolving with new restaurants and shops, plus amenities to ease travel... Plans include... A more than \$2 billion 'DCA Reimagined' program that includes new restrooms, amenities, and an eventual revamp of Reagan's main terminal. A new concessions manager for both airports wants to bring in more 'destination restaurants,' according to the Washington Business Journal.

We Are Still a Haven for Work-From-Home

A new survey suggests that Arlington has one of the largest post-Covid remote-work environments in the nation. Storagecafe.com commissioned the study, and found Arlington has 27% remote workers, most of them in Information related jobs. Arlington's Economic Development found that 76 of the County's 328 office buildings were economically at risk owing to shifting work habits, with 17.3 million sq.ft. idle. Arlington's leaders are also looking into potentially amending zoning laws to make it less cumbersome for owners of commercial buildings to redevelop them into something else – potentially residential units. Any zoning changes by the Planning Commission won't come before September, they say.

Prepare for an 'Above Normal' 2024 Hurricane Season

The 2024 Atlantic hurricane season officially begins on June 1, and it is shaping up to be a busy one. This year, the National Oceanic and Atmospheric Association (NOAA) [predicts an above normal hurricane season](#), with more frequent and stronger storms predicted. With this heightened risk, being prepared is more critical than ever. Preparing for emergencies before they strike can significantly reduce stress and ensure your family's safety.

FUN STUFF TO SEE OR DO

2024 Armed Forces Cycling Classic

Some of the nation's top cyclists will be in Arlington on June 1-2 for the [2024 Armed Forces Cycling Classic](#). Arlington County Police want you to know that the annual race also brings some [road closures](#), starting at 4 a.m. on June 1.

Peter Chang's NiHao is now open in Crystal City

Acclaimed chef Peter Chang's second Arlington restaurant is now open. Chang and daughter Lydia opened May 9 NiHao, at 1550 Crystal Drive, an "all-day modern Chinese concept will highlight Sichuan cuisine with small, shareable plates that lean into the famed chef's signature use of peppers and spice."

Spotlight on Heidelberg Pastry Shoppe



Since 1975, Heidelberg Pastry Shoppe has been providing Arlington's families with delicious baked goods to celebrate their traditions. Learn more about the history of the bakery, the family behind the pastries, and how the bakery has become a cultural institution in Arlington. [Watch the video here.](#)

New Restaurants at the Sage across from Whole Foods

A high-end sushi joint will join the King Street Oyster Bar at the base of a Pentagon City multifamily building. The eatery is from the same team behind a Japanese barbecue spot at the Mosaic District in Fairfax. The team behind the Gyu Shige Japanese BBQ & Bar at the Mosaic District in Fairfax plans to open a high-end sushi restaurant in Pentagon City. Omacase Japanese Sushi has signed a lease for about 2,000 square feet of ground-floor retail space at Sage at National Landing, a 306-unit multifamily developed by LCOR Inc. at 480 11th St. S. Bill Li will serve as sushi chef and general manager. Omacase, a nontraditional spelling of the Japanese word for Omakase, or chef's choice, is slated to open early next year. Seating will be by reservation only.

Popular D.C. wine bar relaunching as Northern Virginia shop

The popular Flight Wine Bar that shuttered in Chinatown late last year is reconstituting itself as a retail store in Crystal City. The 2,175-square-foot Flight Wine Shop is slated to open by the end of the year at The Grace, the multifamily building developed by JBG Smith Properties (NYSE: JBGS) at 1900 Crystal Drive in Arlington. It will join a growing mix of tenants at The Grace and its Reva companion building, including a French restaurant from H2 Collective, Van Leeuwen Ice Cream and Tatte Bakery & Cafe, among others.

www.crystalcitycivic.org

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Alpacas to spice up happy hour outside HQ2

Amazon's blowout Q1 earnings are not the only cause for celebration at HQ2. The Pentagon City office complex will also get some special outdoor guests: live alpacas. The South American mammals will be outside of Peruvian Brothers (1450 S. Eads Street) from 4-6 p.m. on Fridays throughout May for the restaurant's Alpaca Happy Hour. The Peruvian Brothers location at Amazon HQ2 started serving fast-casual Peruvian cuisine this past October, following in the footsteps of Mario and Giuseppe Lanzone's former location at the Crystal City Water Park. (ARLnow.com)

Three Arlington spots named among top 250 top U.S. sports bars

Crystal City is home to one of the top 250 sports bars in the United States, according to a new set of rankings. The list, published by BetUS, is based on three simple factors: beer price, hamburger price, and a Google review average. Crystal City Sports Pub (529 23rd Street S.) was the highest ranked in the D.C. area, at No. 53.

Dweck Properties bringing more restaurants to Crystal City

Dweck Properties is bringing a trio of new restaurants to Crystal City, including a popular Uyghur restaurant with two other locations in the D.C. area, as part of its larger refresh of an apartment building on 23rd Street South.

Dolan Uyghur leased 2,485 square feet at the Quimby on 23rd, a 440-unit building formerly known as The Buchanan at 320 23rd St. S. The restaurant, which features traditional Uyghur and Central Asian cuisine, is slated to open later this year or early next year. It will be joined by a Chinese restaurant and karaoke bar and a Mexican restaurant.

Joining it at Quimby are **Lantern Restaurant and Bar**, which has leased about 5,450 square feet and will be part Chinese restaurant and part karaoke bar; and

La Posada, from the team behind Don Pancho Mexican Grill, which has leased 5,458 square feet and will be serving up Tex-Mex-style food. Lantern, represented by Dallon Cheney and Forrest Morrill of KLNB, is slated to open in late spring or early summer. Lantern's lease was first reported by Arlnow.com La Posada, expected to open in spring 2025, was represented by Shang Wang.

Tweens & Teens

This summer, grab your friends and spend a week or two together at an Arlington camp. We've got camps for anything from art, drama, cooking, sports and more! Check out our [online translatable database](#)—and select "Available Now" to search camp listings that are currently open. For all things summer camp, visit this [webpage!](#)

Junior Jam

This half-day teen camp is packed with fun-filled experiences. Campers will enjoy sports, wellness activities, art projects and more. One bus trip and one walking trip per week is included. Bus trip days take place from 1-7 p.m. This drop-in program allows teens to sign out early independently. Ages 11-14 (rising 6th to rising 9th graders).

Summer Adventure Camp

A summer full of fun and adventure! Enjoy trips, sports, esports, wellness activities, art projects and more. With a dedicated Naturalist, participants experience the wonders of nature each session. This camp includes two bus trips and one walking trip per week. Summer Adventure campers practice responsibility, explore new interests and have fun. Ages 11-14 (rising 6th to rising 9th graders).

Summer Adventure Camp @ Madison Center (camp # [552009](#))

Academy Tennis

For our players just beginning, our gentle methodology combines proper technique with low-stress exercises and games to create confidence, muscle memory and a level of comfort. For those with strong technical foundations and competitions under their belt, we'll help refine their strategic comprehension and develop tennis IQ through live ball and interactive training. Ages 12-18.

Academy Tennis @ Bluemont (camp # [545018](#))

Academy Tennis @ Virginia Highlands (camp # [545018](#))

Chess Camp – Middle/High School

For both players who are new to chess or are advanced chess players, as campers are broken up into groups by skill level. Activities include learning the rules, openings, tactics, endgames, studying master games, and playing lots of games against other students. Campers take breaks for snacks, lunch and fresh air. At the end of the week, campers receive a t-shirt and chess set! Ages 12-17.

Chess Camp - Middle/High School @ Williamsburg MS (camp # [573047](#))

Mountain Biking Camp

An exciting week for young riders mastering the art of mountain biking! Comprehensive instruction covers foundational skills, intermediate challenges and more—steering, shifting, hill climbing, descending, obstacle negotiation, trail etiquette, bike maintenance and safety. Daily sessions allow for skill-building, breaks for lunch and activities and afternoon trail exploration. Ages 9-14.

Baroody: Mountain Biking Camp @ Gunston MS (camp # [531026](#))

Business Camps

Imagine being boss at Apple or Nike for a day! In this leadership program, you can. Campers act as CEOs for leading companies and collaborate to make strategic recommendations to address real business issues. Campers enhance their problem-solving skills, develop business savvy and cultivate a strategic mindset as future leaders. Ages 13-17.

Teen CEOs Camp @ Thomas Jefferson MS (camp # [573047-04](#))

Teen Investors Camp @ Williamsburg MS (camp # [573074-05](#))

Teen Consultants Camp @ Williamsburg MS (camp @ [573047-06](#))

Lubber Run Concert Series

Live music is even better when it's free. Mark your calendars and pull up a seat for one of the shows at the Lubber Run Concert Series.

The Hospitable Gardener: Welcoming Beautiful Butterflies, Moths and Skippers

June 14, 10 AM -11:30. Part of what brings a garden to life is the color and movement of Lepidoptera. Inviting them into your yard means providing the habitat and resources they need. Join Extension Master Gardener and Master Naturalist Alyssa Ford Morel as she discusses the etiquette of hosting these beautiful creatures in your garden. She will address the kind of support they prefer, suggest plants that allow them to reproduce and plants that support them through their lives. [Register](#)

Under Utilized Native Perennials

June 28, 10 AM - 11:30. Are you looking to add some new species of native plants to your garden this year? Join Extension Master Gardener Elaine Mills as she introduces less familiar native perennials, including many species which have not been covered in earlier presentations, such as diminutive Spring Beauty, shrub-like American Spikenard, showy Turk's-cap Lily, exotic Rattlesnake Master, and dramatic Culver's-root. She will share photos to illustrate their unique characteristics and usage in landscapes as well as care tips and details on their support of pollinators, birds, and other wildlife. [Register](#)

Amazon's Second Annual Community Day at Met Park



Amazon is hosting a second annual Community Day taking place on Saturday, June 22nd from 9AM to 1PM, celebrating the one year anniversary of HQ2's grand opening. This will coincide with the Saturday Market and also include tons of activities including lawn games, interactive art installations, live music, boozy brunch garden, family-friendly activities and more! Saturday, June 22, 9am – 1pm. [Register here](#)

ABOUT CCCA

The Crystal City Civic Association (CCCA) was formed on January 28, 2014. We are a non-partisan, not-for-profit organization with the express purpose of advancing the common interests of the residents of the Crystal City neighborhood in Arlington County, Virginia. CCCA gives a voice to our residents. CCCA officers represent community members at county meetings, function as liaisons to state and local lawmakers, coordinate with the Crystal City BID on important issues and projects and ensures the needs of residents are met.

CRYSTAL CITY CIVIC ASSOCIATION BOARD

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