

CRYSTAL CITY INSIDER

The monthly newsletter of the Crystal City Civic Association



July 2024

Table of Contents:

Page

1. PRESIDENT'S CORNER.....	2
2. CIVIC ASSOCIATION AND LIVABILITY 22202 ISSUES.....	2
3. INFORMATION AND EVENTS – ARLINGTON COUNTY.....	4
4. DEVELOPMENT.....	9
5. TRANSPORTATION.....	14
6. LONGER-TERM ISSUES.....	17
7. FUN STUFF IN CRYSTAL CITY (AND NEARBY)	18
8. ABOUT CCCA.....	21

PRESIDENT'S CORNER

Too Much going on!

Summer is supposed to be when things are quiet!

But with the retail underground, the proposed Crystal City Library and Route 1, things have been anything but quiet. In fact, it's so busy I have a [Special Update Memo!](#)

Lastly save July 27th for a special gardening event!

- Eric Cassel, CCCA President

CIVIC ASSOCIATION AND LIVABILITY 22202 ISSUES

Urban Agriculture Family Day at the HUG: July 27, 9-12 noon



HUG URBAN AGRICULTURE FAMILY DAY!

ACTIVITIES
Join us on for a family day in the Highlands Urban Garden! The event will showcase the magic of community-supported urban agriculture, with design workshops, and biophilic activities for adults and children.

LOGISTICS
Where: Highlands Urban Garden in Virginia Highlands Park
When: July 27, 2024 from 9AM-12PM
Who: Families with children of all ages!

MORE INFO!
This summer Family Day event is launching an initiative for the growing demographic of high rise dwellers to experience the joys of urban agriculture!

Logos: SustainableScoop, FOUA, CRYSTAL CITY CIVIC ASSOCIATION

Come one Come All! This project was created with the members of the CCCA in mind. Arlington County has awarded the CCCA a mini grant for a family day on urban agriculture at the Highlands Urban Garden (HUG) in Virginia Highlands Park next to the tennis courts.

In collaboration with the Sustainable Scoop (SS) and the Friends of Urban Agriculture (FOUA) we are organizing an event to showcase community-supported urban agriculture, with design workshops, and biophilic activities for adults and children. The event will also launch a new County-wide initiative of outreach by FOUA to condominium and apartment dwellers in Arlington. That's us!

After a brief ceremony, activities include:

- Workshops on sowing and growing
- Worm composting
- Pet rocks
- Scavenger hunt
- Harvesting

Letters, Letters, Letters

Wow, May and June have been busy months of civic engagement on a variety of issues. In addition to the Special Update Memo to members mentioned by our President above, see [5 letters posted](#) on the CCCA website: 1) VDOT Route 1, 2) Arlington School Board, 3) JBG on the Underground, and 4) Arlington County on the Crystal City Library (all Livability22202 joint letters), and 5) CSX on the safety issues at the 12th Street access road (CCCA letter). Details provided below under Development and Transportation.

Good News on the Capital Investment Plan (CIP)

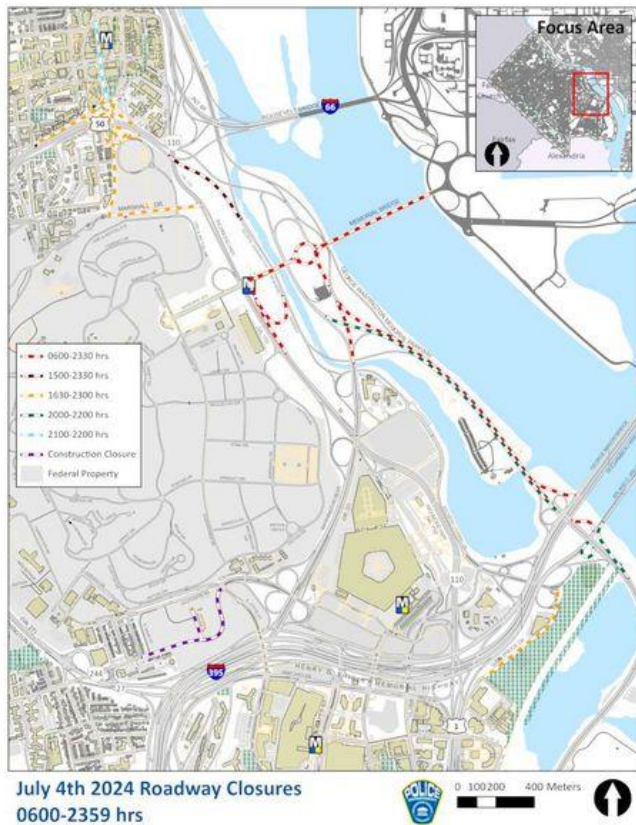
Although none of the Crystal City Sector Plan (CCSP) proposed parks are completed and under County Control following site plan agreements, the CIP does have \$22 million for parks that are required for a minimal design and building of parks in the CCSP. We look forward to working with the Parks Department to identify and build a number of parks. Green amenities like this are essential to the largest growing demographic in the County. There is also operational funding for a Crystal City Library—if one is ever built!

Another letter will be sent to the County soon on CCCA priorities for the CIP.

INFORMATION AND EVENTS – ARLINGTON COUNTY

TRAFFIC ALERT for July 4

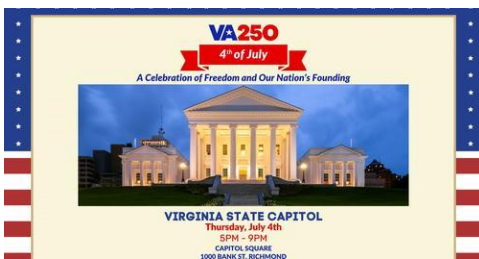
The Arlington County Police Department will conduct road closures on Thursday, July 4 to accommodate the 2024 July 4th Celebration. For more information and the full list of closures, [view the release](#).



Road Closures

- Memorial Bridge / Memorial Circle, 4:30 p.m. to 11:00 p.m.
 - Marshall Drive, from Route 110 to N. Meade Street
 - N. Meade Street, from Marshall Drive to N. Fairfax Drive (access to the Ft. Myer Heights neighborhood will be from the Rhodes Street bridge – local traffic only)
 - Exit ramp from westbound Route 50 to N. Lynn Street (Rosslyn exit)
 - Exit ramp from eastbound Route 50 to N. Meade Street (Rosslyn exit)
 - Eastbound N. Fairfax Drive, from N. Pierce Street to N. Fort Myer Drive
- 9:00 p.m. to 10:00 p.m.
- Fort Myer Drive, between 19th Street N. and Arlington Boulevard

VA250 leads statewide bell-ringing ceremony for Fourth of July



Virginians are invited to join in a historic statewide bell-ringing ceremony this Fourth of July as America gears up to celebrate its 250th birthday. On July 4th at precisely 5:00 pm, the Virginia American Revolution 250 Commission (VA250) will kick off a powerful moment of unity at the Virginia State Capitol Bell Tower. The historic bell will toll 13 times, symbolizing the original 13 colonies that won their independence.

"VA250 aims to create a truly unforgettable Fourth of July celebration that resonates throughout the Commonwealth," Executive Director Cheryl Wilson said. "Imagine the joyous sounds of bells echoing everywhere, reminding us of the shared history and values that bind us together."

The ceremony invites Virginians to join a long-standing tradition. Town halls, firehouses, places of worship, public carillons, cemeteries, and all citizens are encouraged to participate, livestream, and tag their bell-ringing using #VA250. In 1963, President John F. Kennedy officially established "National Bell Ringing Day" through U.S. Congressional Resolution Number 25, uniting the nation through the sounds of freedom – a tradition echoing the founders' celebrations.

The bell-ringing is part of VA250's grand Fourth of July celebration at the State Capitol, honoring America's founding and the spirit of freedom. Visit the VA250 [website](#) for details and to RSVP.

CY2024 County Board Meeting Amended

Due to scheduling conflicts, the County Board voted to move the July County Regular County Board meeting **from Saturday, July 20, to Monday, July 22**. In line with currently established rules and procedures, the following rules will apply to this meeting on July 22: Public Comment will begin no earlier than 5:30 PM with registration closing 15 minutes before at 5:15 PM*; Requests to pull items from the consent agenda must be received no later than 6 PM; Regular Hearing items will be called no earlier than 6 PM.

Because Monday is a work night, which is not the usual meeting time the community is used to for a Regular meeting, one exception will be applied to Public Comment; Should any Public Comment speaker be unable to provide their testimony beginning at 5:30 PM, the Board will allow those speakers to be heard at the conclusion of the meeting. However, only those who register before registration closes at 5:15 PM will be provided with this exception.

Arlington Transit to Implement Fare and Route Changes Starting July 1

Starting Monday, July 1, [Arlington Transit](#) (ART) will increase fares, discontinue three routes, and add a new route in north Arlington. [Read more.](#)

Arlington's Triple-Aaa Bond Rating Reaffirmed for 2024

For the 24th year in a row, all three credit ratings agencies have reaffirmed Arlington County's debt ratings of Aaa/AAA/AAA – the highest possible rating. Arlington is one of just 55 counties in the United States, and one of twelve in Virginia, to receive this designation. [Read more.](#)

AED Announces 2nd Round of Arlington Innovation Fund Catalyst Grantees

Arlington Economic Development (AED) is excited to announce the latest recipients of Catalyst Grants from the [Arlington Innovation Fund](#) (AIF). After a thorough review process, four Arlington-based startups have been awarded \$175,000 in grants. [Read more.](#)

Pride Proclamation



OUTstanding, Arlington County's Employee Resource Group for LGBTQIA+ Employees and Allies, held its Pride Month Celebration on Wed., June 5, 2024, to celebrate living, working, and thriving in a safe and supportive community! As part of the ceremony, County Board Member Maureen Coffey read a proclamation and officially declared June as Pride Month in Arlington County. [Watch the video here.](#)

Rainbow murals installed along 23rd Street in Crystal City



Two rainbow murals were installed in Crystal City last week, just in time for Pride Month. Placed along 23rd Street S., one roadway mural runs along the interior perimeter of the intersection with S. Fern Street. The other borders the crosswalk at S. Eads Street. They are the first such installations in Arlington, created as a show of support for the local LGBTQ+ community, according to National Landing BID president and executive director Tracy Sayegh Gabriel.

Police Department Publishes 2023 Annual Report

The Arlington County Police Department announces the publication of the [2023 Annual Report](#). The report is an opportunity to feature the accomplishments of members of our department in their unwavering dedication to our four key initiatives of Crime Prevention and Control, Transportation Safety, Community Engagement, and Employee Wellness. [Read more.](#)

Celebrate Police-Community Relations at National Night Out

The Arlington County Police Department (ACPD) invites Arlington neighborhoods and organizations to join millions of neighbors nationwide in attending National Night Out (NNO) events on Tuesday, **August 6, 2024 from 5 p.m. to 8 p.m.** NNO is an annual program held on the first Tuesday of August that aims to celebrate and strengthen the relationships between community members and the law enforcement professionals who serve them. [Read more.](#)

New Grant Program Tackles Food Security

The Arlington County Department of Human Services (DHS) has announced a grant funding opportunity to boost food security in Arlington. Funding will be available to area 501©(3) non-profit organizations, faith-based organizations, and public schools and universities with projects that support aspects of the Food Security Strategic Plan. The maximum grant award per organization is \$25,000. Organizations may apply for one project. A total of \$150,000 in one-time funding is available. [Read more.](#)

www.crystalcitycivic.org

www.facebook.com/crystalcitycivic

Prepare for an 'Above Normal' 2024 Hurricane Season

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. [Read more.](#)

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. [Read more.](#)

Breaking Down the FY 2025 Budget

When the new fiscal year begins on July 1, Arlington County Government will begin operating under a new \$1.62 billion budget. What does that mean for the community? We have a complete guide to the County's budget priorities. [FY 2025 Budget Guide](#)

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

The REIT is launching a \$40M repositioning effort of the 11-story building at 2011 Crystal Drive, adding a suite of amenities that it says will attract companies not only to that property but to the ones it owns nearby. [Read the full story here.](#)

Paper Shredding Hours Changed

Starting July 6, monthly free paper shredding at the Trades Center becomes strictly a morning thing, 8 to noon. [Arlington County Department of Environmental Services](#)

Arlington officials set to approve ambitious recycling goals

A proposal under consideration calls for diversion of 90% of waste by 2038. Arlington government leaders on June 15 are slated to affirm a proposal to, by the year 2038, divert 90 percent of locally generated waste before it gets into a landfill or is incinerated. The goal is part of the government's new Solid Waste Management Plan, set for adoption following a public hearing. The Virginia Department of Environmental Quality requires localities to update their solid-waste plans on a 20-year basis. Arlington officials adopted their latest plan in 2004. State law requires plans to meet a minimum recycling rate of 25 percent, but Arlington officials have hopes of going far beyond that. County staff have proposed 19 areas where changes in government policies can be made to help meet its goals.

How ranked-choice vote went down, round by round, in Arlington

A good overview of the process and how the votes were counted, giving J.D. Spain the Democratic primary win for County Board in November. [\(GazetteLeader\)](#)

Missing Middle advocates see Democratic primary outcome as a win

Missing Middle advocates are celebrating a win after the Democratic nomination of JD Spain Sr. for Arlington County Board. Spain was one of two Democratic contenders supporting the Expanded Housing Option in a race partly defined by debate over housing policy. He and the other candidate defending Missing Middle, Tenley Peterson, together captured 56% of first-choice votes in the primary last week. YIMBYs of Northern Virginia, an organization advocating for additional housing, hailed this outcome — along with the outcome of the Democratic primary in Alexandria — in a press release. [\(ArlNow.com\)](#)

Third-party candidate announces bid for Arlington County Board

Madison Granger, a fitness professional and entrepreneur, is running with the endorsement of the Forward Party. She joins Democratic nominee JD Spain Sr., Republican candidate Juan Carlos Fierro and independent candidate Audrey Clement in the race for a single County Board seat in the Nov. 5 general election. Priorities listed on Granger's website include "promoting civic engagement and civil discourse," "encouraging small businesses" and "making smart, proactive investments." [\(ArlNow.com\)](#)

DEVELOPMENT

2000/2001 S Bell

East Tower expected to open end of 2024; West Tower third quarter of 20225

River House Plan Scaled Down

The Bethesda-based developer wants to add about 1,500 new residential units to the 36-acre assemblage at 1111 Army Navy Drive and 1400 and 1600 South Joyce St., according to a revised phased development site plan application filed May 24 with Arlington County's planning department. That's about a quarter fewer than the nearly 2,000 new units proposed in that application's previous iteration, filed in 2023. SPRC potentially in September.

2451 Crystal Drive (formerly 2525)

The Site Plan Review Committee (SPRC) virtual/in-person public meeting to review a proposed site plan located at 2451 Crystal Drive, also known as Crystal City Block W, scheduled for July 1 has been postponed to July 25. The [project website](#) hosts important information about the proposed project.

PenPlace

Clark construction is working along 12th Street between Eads and Fern. On 12th street they are installing a new water line, 2 new sanitary lines, some new sewer lines and some duct banks for Comcast/Verizon/Arlington County fiber. On Eads they are installing a new dominion power duct bank. On Fern they installed a new Comcast and Arlington county fiber duct bank. The work is progressing and is a little over halfway done with all of the work which is intended to support the future development of PenPlace.

June 28th Update: The sidewalk on the north side of 12th Street S will remain closed. Both crosswalks at the northeast corner of S. Fern and 12th Street S will be closed until permanent concrete replacement is completed and until the utility work in the intersection is completed as that will involve construction traffic through the north-south crosswalk. The eastern sidewalk of S. Fern Street will be closed for several more weeks. Utility work continues along S. Eads Street. Construction activity is underway inside the fence on 12th Street S as well as at the intersection of 12th and Fern Streets.

In the next two weeks, construction activities will be taking place in the following locations in the public right-of-way:

- S. Eads between 12th Street S and Army Navy Drive, in the center of the roadway. This will involve creating a shared bike & vehicle lane on the northbound side of Eads, as well as parking closures north of 12th Street S.
- S. Eads intersection with 12th Street S, which will involve police presence to ensure public safety.

www.crystalcitycivic.org

www.facebook.com/crystalcitycivic

- S. Fern at the intersection and crosswalk of 12th Street S, which will remain closed to pedestrian traffic. Steel plates will be present in the intersection. This will also involve police presence to ensure public safety.
- S. Fern sidewalk on the east side of the street which is closed to pedestrian traffic.

Dweck Crystal Plaza Apartments (2101-2111 Richmond Highway) LRPC Hybrid Meeting June 24

Dweck is proposing to build a new 24 story high-rise residential building (403 units), with retail on the first floor, sited between Route 1 and Clark-Bell and immediately to the south of the new JBGS building at the corner of Route 1 and 20th. To create sufficient space for the proposed new high-rise, Dweck will need to remove 55 units from the existing north section of the Crystal Plaza Building. The Dweck proposal advocates for a smaller temporary Park 9 and a temporary, constricted continuation of Clark-Bell similar to the new road section between the 2 new JBGS buildings to the north.

Eventually Dweck proposes to build a second high-rise residential building, which will require removing an equivalent south section of Crystal Plaza. Dweck is also proposing 2 options for the remaining Crystal Plaza: Plan A leaves much of the original site, but Plan B would require complete removal of the existing building, replacing it with 4 new towers, and creating the potential for a new north-south street! Because plans are phased, Dweck proposes significant changes to Block Plan M, included in their submission and cited above.

An Online public engagement is planned for August, with SPRCs proposed for September and October and December Planning, Transportation, and Housing Commissions and County Board review.

Trader Joe's in Crystal City may have been scrapped

Trader Joe's once appeared to be coming to Crystal City. But that effort seems to have quietly come to an end. A little over a year ago, a construction permit application filed for 2450 Crystal Drive explicitly said that the grocer was coming to the property. In March, a liquor license application confirmed the same. ([ArlNow.com](https://www.arlnow.com))

Amazon Fresh is opening this summer in Potomac Yard

The final touches are being made on the future Amazon Fresh at 3801 Richmond Highway in Potomac Yard. New hires at the store in the Potomac Yard Shopping center are being directed with signs on the front door, and a large sign on the building exterior reads, "Delicious groceries coming soon." While there is no food on the shelves, staff said that the store will open at some point this summer. The Shoppers in Potomac Yard closed at the end of 2019 and Amazon Fresh was announced to go into the space in 2021. It's located in the northern section of Potomac Yard near the Virginia Tech Innovation Campus and less than two miles from Amazon's HQ2 development in Crystal City. ([ArlNow.com](https://www.arlnow.com))

Pentagon City Sector Plan set for hearing, approval (again)

The original plan was thrown out on procedural grounds by the Virginia Court of Appeals. And now Arlington County Board members have set in motion plans to re-adopt – legally this time – the Pentagon City Sector Plan. The major planning document had been approved in 2022, but after a court challenge, appeals-court judges this May ruled there were public-notice violations during the process that rendered the adoption void. On June 15, County Board members re-advertised the proposal, with no changes from the original, for consideration in July by the Planning Commission and then themselves. Ultimate approval is almost guaranteed. (GazetteLeader) ([ArlNow.com](#))

Re-Adoption of the Pentagon City Sector Plan

The Pentagon City Sector Plan (PCSP) includes an updated vision and planning principles for an area of Pentagon City which reflect current priorities identified by the community and builds upon earlier policy documents that have guided Pentagon City over the past decades. The Sector Plan defines conditions under which additional growth may be appropriate through an extensive development framework, design guidelines, and an implementation matrix that addresses subsequent efforts needed to achieve the Plan's goals. Through the use of diagrams, exhibits, and narrative, the PCSP establishes expectations for urban design, public spaces, and community benefits of new development in a balanced approach that considers certainty and flexibility. The Sector Plan also provides new emphasis on equity, biophilia, and strategic improvements to the public realm that would be delivered with near-term redevelopment opportunities. The associated amendments to the General Land Use Plan (GLUP), Master Transportation Plan (MTP), and Arlington County Zoning Ordinance (ACZO) help establish a regulatory framework for considering major site plan applications in this area that will implement the Sector Plan moving forward. The GLUP amendments include an expansion of the Note #4 boundary to incorporate the River House site, several land use designation changes within this area that would increase permitted building height and density limits, and the addition of multiple open space symbols indicating general location of future public spaces. The MTP amendments expand the areas planned for new streets to coincide with the boundaries of the Sector Plan and reclassify a segment of 12th Street South to align with its intended purpose more closely. The ACZO amendments establish site eligibility within the two zoning districts comprising the Sector Plan area and establish a new special planning area which would correlate between the updated GLUP Map and the Pentagon City Sector Plan.

Apartment building across from Amazon HQ2 sells for \$114M

An aging high-rise across the street from Amazon.com Inc.'s HQ2 in Pentagon City recently changed hands for \$113.5 million. An affiliate of New Rochelle, New York-based Goldfarb Properties acquired the 348-unit tower at 1201 S. Eads St. May 13, according to public records. The price works out to roughly \$326,000 a unit. The 19-story building, constructed in 1980, and a standalone five-deck parking garage sit along the southern edge of 12th Street South in Arlington. It's a stone's throw from Amazon's Met Park, HQ2's recently delivered first phase, and catty corner to PenPlace, HQ2's second phase, which was delayed in 2023 but supposedly set to break ground this year. The seller was Bennington Investors

www.crystalcitycivic.org

www.facebook.com/crystalcitycivic

LLC, an affiliate of Pantzer Properties, also out of New York. Pantzer bought the property — called The Bennington at the time — for \$101.1 million in 2014 out of its Panco Strategic Real Estate Fund II LP. (Washington Business Journal)

Company managing former WeLive space in Crystal City files for bankruptcy

Common Living — the company in charge of the Common co-living space at 2221 S. Clark Street — filed for Chapter 7 bankruptcy on Friday, indicating plans to liquidate its assets. All company operations have been suspended, according to a news release. Company managing former WeLive space in Crystal City files for bankruptcy | ARLnow.com

Older Crystal City office building to get exterior facelift and other upgrades

JBG Smith announced last week that its 11-story building at 2011 Crystal Drive would be getting \$40 million facelift. The “repositioning” will include exterior facade changes, communal outdoor spaces, a new meeting and conference facility with a cocktail bar, and upgrades to the ground floor. The building is located near two key transportation upgrades that are currently in the works: a new VRE station that could accommodate Amtrak service, and the CC2DCA pedestrian bridge to National Airport. [Read more here.](#)

JBG Smith Launches \$40M Office Repositioning To Capture 'A Bigger Piece Of A Shrinking Pie'

The largest landlord in the National Landing area around Amazon HQ2, JBG Smith, has shifted away from office, making the neighborhood more dynamic by converting older buildings to apartments, hotels and retail. But now, it is doubling down on one office building where it has 43% vacancy and sees an opportunity to capture more tenant demand.

Amazon commits another \$1.4B for housing, including in Arlington

Amazon has committed an additional \$1.4 billion to expand housing options in areas near its offices, including Arlington. The funding, announced ahead of an affordable housing summit today (Monday) at HQ2 in Pentagon City, brings total investment in the company’s Housing Equity Fund up to \$3.6 billion. This initiative, previously budgeted at \$2.2 billion, has helped spur progress on affordable housing projects in Arlington including Barcroft Apartments and Crystal House. [Read more here.](#)

Potomac Yard's future after arena deal

Months after Virginia's Wizards and Capitals arena deal died, a big question remains: What's next for Potomac Yard? It's a large, valuable chunk of land with close proximity to D.C. and a new \$370 million Metro stop that sits in what Alexandria and Arlington are trying to establish as an innovation corridor, thanks to nearby Amazon HQ2 and Virginia Tech's forthcoming Innovation Campus. A pipeline of parties are still interested in developing Potomac Yard. The groups want to prioritize ideas that use the space for

www.crystalcitycivic.org

www.facebook.com/crystalcitycivic

in-person experiences that aren't offices, — think: entertainment, culture, health and wellness, hospitality, and higher-ed. (Axios)

Melwood files site plan for affordable housing project in Aurora Highlands

Melwood has formally submitted a site plan application for a 105-unit affordable housing project near Crystal City. New renderings depict a five-story building with an 18,000-square-foot footprint at 750 23rd Street S., Melwood’s facility in Aurora Highlands, which it acquired after its 2017 merger with Linden Resources. A press release promises a mixed-use development providing “much needed affordable housing with a broad range of household sizes and affordable income levels, with a portion of units intended to address the need for accessible housing for people with disabilities.”

Earlier this month, the AHCA backed a historic preservation nomination for the Nelly Custis School, a building on the site where Melwood currently runs job training and placement services for people with disabilities. Built in 1923, the building contributes to the Aurora Highlands National Register District and played a role in the desegregation of Arlington County schools, per a county presentation. AHCA argues that the structure should remain standing as part of a smaller-scale development project. Arlington’s Historic Affairs and Landmark Review Board voted 5-3 last week to request further study on the property to determine whether it meets necessary criteria for a historic designation.

Upcoming Tours at Melwood

**MELWOOD
CAMPUS
TOURS**

Join us for tours of our facilities across the DMV where you can meet program staff and the people we empower every day.

Free parking and light refreshments are available

Location and Date

- Arlington Campus (Arlington, VA): Tuesday, August 6 at 8:30 am
- WISH Campus (Alexandria, VA): Friday, August 9 at 11am
- Nike Campus (Waldorf, MD): Thursday, August 15 at 3pm
- Dower House Campus (Upper Marlboro, MD): Tuesday, September 10 at 3pm

melwood
YOUR PATH AWAITS

301-921-5575 | rwoodson@melwood.org

Tour Melwood’s Arlington Campus at 750 S 23rd Street August 6 at 8:30. Free parking and light refreshments.

TRANSPORTATION

Crystal City Pentagon City Project Map: A Useful Tool

[The Crystal City – Pentagon City area map](#) provides a look at active projects, private development, and County-led planning efforts. Projects and plans are color coded by phase and filterable to help community members and the public better understand what's currently under construction and what's to come. Take a look at County plans and study areas, discover upcoming projects in your neighborhood, or keep up to date with projects of interest. The Crystal City – Pentagon City area map is updated on a monthly basis.

Quick Construction Updates for this Summer

- S. Eads from 15th St to Army Navy Drive: this summer in conjunction with construction of the Arlington Junction Park (formerly the “Teardrop Park”)
- Transitway segment 2a (12th St from S Eads to S Fern); January 2025
- 2nd Metro Entrance CC: Groundbreaking July 12; August construction
- 18th St (S Eads to S Fern): nearly complete in conjunction with Dominion Energy substation
- 15th and S Fern: nearly complete
- Pentagon elevator to Metro: completion October 2024
- Army Navy Dr PBL Missing Link (Joyce to S Lynn St): late Fall 2024
- Army Navy Complete Street: through Fall 2025

Starting Soon: Crystal City East Entrance Construction

Crews are preparing the work site for construction of the new east entrance of the Crystal City Metro, which will be located on the northwest corner of Crystal Drive and 18th Street South. Construction is expected to last for about three years, and is expected to be completed in late 2027.

What to Expect During Construction: Traffic patterns will change in similar ways throughout the duration of construction. As the project continues, and construction progresses to the interior of the Metro station, future impacts will include Metrorail closures at Crystal City Metro for variable durations. This is to keep passengers and crews safe while they excavate and build the mezzanine and escalators from the east entrance on the street down to the platforms below ground.

Follow along with project updates on the [project page](#).

The sidewalk and travel lanes closest to the project site are closed around the clock.

- Two northbound lanes are open on Crystal Drive and one southbound lane is shared between vehicle and bike traffic
- The northbound bike lane is not impacted
- No right turns from southbound Crystal Drive onto 18th St. S.
- On 18th St. S. bike and vehicle traffic will share one lane in each direction
- Pedestrian access is available across the street from the project site
- Lane closures and pedestrian detours are marked with signs

www.crystalcitycivic.org

www.facebook.com/crystalcitycivic

Planned HQ2 expansion gets more utility work, but no updates on construction timeline

Utility work for HQ2's stalled second phase is continuing this month, but Amazon is still keeping mum about a construction timeline. Utility work continues along S. Fern and S. Eads Streets. Construction activity is underway inside the fence on 12th Street S. See Development above for details.

Share Your Input on Metro's Proposed 2025 Better Bus Network!

In spring 2023, Metro asked the region to share their thoughts on a draft bus network, the Visionary Network. Using your input, they have created the proposed 2025 Better Bus Network, which represents Metro's commitment to improving service and connections using the resources it has today. The proposed 2025 Network includes:

- A network of bus routes that better connect the region
- Improved service, especially during evenings and on weekends
- New route names
- More efficient bus stop spacing

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 **Monday, July 15**. Or, provide testimony at an in-person or virtual Public Hearing. Share your feedback online by **July 15** for a chance to win a \$50 Visa gift card from WMATA! To view the full schedule of in-person events, visit wmata.com/betterbus.

Regional funding boosts plan for new Crystal City VRE station

The Northern Virginia Transportation Commission has agreed to bestow \$8 million in additional funding to support Virginia Railway Express's plans to construct a new Crystal City station. The project was included as part of the commission's fiscal 2025-26 "I-66 Commuter Choice" program, funded by tolling on Interstate 66 inside the Capital Beltway. It is the second installment of Commuter Choice funding for the project; about \$10.8 million was awarded through the fiscal 2024-25 program, using funding from tolling on Interstate 95/395. (Gazette Leader)

Planned DCA pedestrian bridge teed up for \$18M regional investment

Arlington is poised to accept \$18 million in funding for a pedestrian bridge connecting Crystal City to Reagan National Airport. Currently, getting from Crystal City to DCA on foot or bike involves navigating a series of trails and crossings the county has described as "circuitous." "Once completed, the new CC2DCA Multimodal Connector would make National Landing the only downtown in the country with its main street within a comfortable 5-minute walk from a major airport," the National Landing BID said in a 2022 pamphlet. ([ARLnow.com](https://arlnow.com))

Kids Ride VRE for Free Starting July 1

www.crystalcitycivic.org

www.facebook.com/crystalcitycivic

Beginning July 1, 2024, passengers ages 18 and under will no longer pay to ride any Virginia Railway Express (VRE) train. The elimination of youth fares is included in VRE's fiscal year 2025 budget, which was approved by the Operations Board in December 2023 and VRE's two parent commissions in January 2024. Free youth travel on VRE comes with some caveats:

- Children 18 and under when accompanied by a fare-paying adult need no form of identification.
- Children ages 11-18 riding alone will need a valid school, state, or VRE Reduced Fare ID, an application for which is available at vre.org.
- Children 10 and under must be accompanied by a fare-paying adult.

Families taking daytrips this summer to Northern Virginia and Washington, D.C. will find riding VRE to be more affordable and enjoyable than driving.

LONGER TERM ISSUES

JBG Smith Launches \$40M Office Repositioning To Capture 'A Bigger Piece Of A Shrinking Pie'

The largest landlord in the National Landing area around Amazon HQ2, [JBG Smith](#), has shifted away from office, making the neighborhood more dynamic by converting older buildings to apartments, hotels and retail. But now, it is doubling down on one office building where it has 43% vacancy and sees an opportunity to capture more tenant demand.

The REIT is launching a \$40M repositioning effort of the 11-story building at 2011 Crystal Drive, adding a suite of amenities that it says will attract companies not only to that property but to the ones it owns nearby.

Arlington's newest apartments rank among smallest in the U.S.

Arlington has the tenth smallest under-construction apartments in the nation. That's according to a new study by the website RentCafe. The average size of apartments under construction in Arlington is 742 square feet, according to the site, while average apartment sizes in the county have shrunk by 23 square feet over the past decade. The former slots Arlington as No. 10 in the nation while the latter ranks No. 14. Neighboring Alexandria was No. 9 for decreasing apartment sizes, shrinking 33 square feet in ten years. ([ArlNow.com](#))

FUN STUFF TO SEE OR DO

National Night Out

The Arlington County Police Department invites Arlington neighborhoods and organizations to join millions of neighbors nationwide in attending National Night Out (NNO) events on Tuesday, **August 6, 2024** from 5-8 PM! NNO is an annual program held on the first Tuesday of August that aims to celebrate and strengthen the relationships between community members and the law enforcement professionals who serve them. All events are hosted by neighborhood organizations, community groups and/or businesses. To learn more about NNO and to register your event, please visit our Newsroom: <https://www.arlingtonva.us/.../Celebrate-Police-Community...>

Smithsonian Folklife Festival

The 2024 Smithsonian Folklife Festival will place on the National Mall in Washington, D.C., **June 26–July 1, 11-5:30pm** with the program Indigenous Voices of the Americas: Celebrating the National Museum of the American Indian.. Live music on select nights. Since 1967, the Smithsonian Folklife Festival has welcomed participants and visitors from across the United States and around the world to the National Mall in Washington, D.C. Our events are always free of charge See the schedule of events [here](#).

Native Plants and Coffee after church

Wild Ones NoVA will be sharing some beginner information about Native Plants, why they are important and how they can be part of your landscaping whether formal or informal. This presentation will be directly after church services in the fellowship hall. It will be followed by a brief observation of the church's Native Garden, recently certified by Wild Ones.

Sunday, **August 4th, 2024**, 11:30 am to 12:30 pm (Eastern Time), Advent Lutheran Church, 2222 S Arlington Ridge Rd, Arlington, VA, 22202 [Map](#)

Public Welcome Free Event Program/Speaker Presentation Wheelchair Accessible Public Restroom Free Public Parking

Van Leeuwen

Van Leeuwen, at 269 19th Court S., Crystal City, which dabbles in both the traditional and more unique flavors, opened **June 11**.

Dumpling District

Boasting “authentic homemade dumplings and traditional Shanghainese cuisine,” Dumpling District joins Popeyes Louisiana Kitchen as new options in the Fashion Centre at Pentagon City food court **this summer**. It appears to be the fourth offering of Asian-inspired cuisine in the mall — the fifth if you include the Korean corn dogs from Kong Dog.

www.crystalcitycivic.org

www.facebook.com/crystalcitycivic

Tatte Bakery and Cafe

The cafe chain's next storefront at 269 19th Court S., Crystal City, will be Arlington's second — after an existing location in Clarendon — this time bringing the company's popular sandwich, salad and other offerings to Crystal City. It is scheduled **to open July 31**, though the company hopes to move up the date by one week, founder Tzurit Or told ARLnow.

Colada Shop

The café and bar is planning to open its seventh D.C.-area location at 269 19th Court S., Crystal City—and its third in Virginia — **later this summer**, bringing Cuban cuisine and cocktails to Crystal City.

Yunnan by Potomac

Relocating from its current outpost in Old Town Alexandria, the eatery is eyeing a **late August or early September** date to begin its soft opening period at 1446 S. Grant Street, Pentagon City.

Omacase

Omacase will move into a nearly 2,000 square foot ground-floor retail space at the Sage 480 11th Street S., Crystal City, apartment tower, creating an upscale sushi restaurant that some believe will have a high-demand. Accordingly, the eatery is anticipating a reservation-only environment when it **opens early next year**.

Bar Colline

The eatery, “an elegant and dynamic interpretation” of the brothers’ French bistro Café Colline at the Lee Heights Shops, is still a ways out, expecting to open its doors at 269 19th Court S., Crystal City in the **first half of 2025**.

El Mercat to bring Spanish tapas to Pentagon City

A Spanish tapas restaurant will soon call Pentagon City home. El Mercat Bar de Tapas will be moving into Westpost at National Landing, replacing Asia Bistro at 1301 S. Joyce St, according to a permit filing. El Mercat offers a variety of meat-based, fish-based and vegetarian tapas — dishes of smaller foods that are intended to be shared — from the kitchen helmed by chef George Rodrigues.

Uniqlo, two others coming to Pentagon City mall

Japanese clothing retailer **Uniqlo** is one of three new businesses coming to the Fashion Centre at Pentagon City later this summer. The fast fashion brand known for its minimalist style and simplistic wardrobe pieces will be next to Macy's on the mall's first level, according to a press release.

Also coming to the mall is **Mango**, a brand offering apparel and accessories for both adults and kids, as well as home decor. It will be located across from Zara on the mall's second level.

These stores join other recent additions at the mall, including **Lululemon** and glasses retailer **Warby Parker**.

The Fashion Centre will debut some eateries as well this season. In the food court, mall-goers can expect **Amorino Gelato** to offer Italian gelato in a signature rose petal design. Popular flavors include bourbon vanilla and pistachio, in addition to limited edition seasonal flavors. (This summer, these are blood orange and biscotto amaretto.)

Butterfly Garden Opens at Amazon HQ2's Met Park

Butterflies and other pollinators have a new place to call home in Amazon HQ2's 2.5-acre Met Park. To attract the winged powerhouses, professional horticulturists and volunteers planted swamp and butterfly milkweed, echinacea, coreopsis, and seven other species of native and native-adaptive plants in a 250-square-foot bed. A bench and a dozen tables and chairs are nearby for people to sit and enjoy the garden, which is free for the public to visit. The Butterfly Garden is part of Amazon HQ2's overall agricultural sustainability efforts. ([Arlington Magazine](#))

Fridays at the Fountain

Thanks to the National Landing BID, our beloved outdoor concert series, Fridays at the Fountain, makes a splashy return to Water Park next week! The series begins Friday, July 5, from 5:30 to 8 p.m., starting with the incredible Clarence Ward III & Dat Feel Good. [Read here for the summer schedule.](#)

Fitness at the Fountain

Virginia's National Landing is continuing its regular weekly workout series, hosted alongside DC Fray. Running through Aug. 26, these instructor-led classes are free and varied. The class schedule for Monday, June 17, indicates that it will be led by Onelife Fitness.

Lubber Run Concert Series | Fridays and Saturdays, 8 p.m. through August 2

The Lubber Run Summer Concert series features free performances from a variety of genres including big band, blues, soul and orchestral music as well as cabaret to the Lubber Run Amphitheater. Working in partnership with the Lubber Run Amphitheater Foundation which funds four family-friendly shows at the end of the season, we bring the very best of DC metro area arts to the heart of Arlington. [Full calendar 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

President Eric Cassel

Vice President Tarsi Dunlop

Meeting Secretary Sheryl Eaton

Communications Director Jay Ahuja

Membership Liaison Jeramy Olmack

Treasurer Steve Miller

Join on our website:

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

[Renew Your Membership](#)

Pay through PayPal

OR

Send a check for \$10 to:

Steve Miller
Treasurer, CCCA
1301 S Fern St
PO Box 2844
Arlington, VA 22202

www.crystalcitycivic.org

www.facebook.com/crystalcitycivic