

CRYSTAL CITY INSIDER

The monthly newsletter of the Crystal City Civic Association



August 2024

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PRESIDENT'S CORNER

At our Sept. 18 meeting, JBG Smith will present a response to our letter about the Underground. Many in our Association are very concerned about their actions in closing retail and wonder what they will do with the space. [You can register for zoom here.](#)

Construction work on [Arlington Junction Park](#) will start in early August at S. Eads Street and Army Navy Drive. Formally known as the “Teardrop,” the small triangle-size parcel is located near the Whole Foods Market. The park will retain the site’s large Cottonwood tree. Work is expected to be completed by early 2026.

- Eric Cassel, CCCA President

CIVIC ASSOCIATION AND LIVABILITY 22202 ISSUES

Livability22202 rejects VDOT’s plans for Route 1

The Virginia Department of Transportation’s Route 1 Multimodal Improvements study team is slowly approaching the end of Phase 2 of their feasibility study. The team revised the schedule for Phase 2 more than once, perhaps as plans for the Monumental Arena created uncertainty over the now discarded plan for the Monumental Arena. Since then, the VDOT Route 1 team has been more active and engaged with the public.

If and when Route 1 is lowered to ground level, the speed limit will be reduced to 25 mph as recommended by a Phase 2 study.

VDOT also updated their multimodal transportation analyses. In 2022, VDOT found that overall traffic on Route 1 decreased. The morning rush hour has disappeared, as commuters drove to work at varying times. However, the PM “rush hour” has returned, as commuting drivers want to return home as early as possible. Consequently, VDOT has revamped its Travel Demand Management (TDM) Phase 1 proposal. Current Phase 2 plans focus on reducing afternoon traffic on southbound Route 1 turning right onto 15th Street, and eastbound drivers on 15th turning northbound onto Route 1.

The VDOT team also expanded the study area – a bit further south of 23rd Street and further north to coordinate with VDOT proposed plans for major revisions to the I-395 Interchange Configurations. The proposed I-395 interchange reconfigurations might positively impact traffic flow on Route 1.

VDOT issued a Phase 2 Route 1 draft report in late May, with comments due June 28, 2024.

NOTE: After review of the draft report, the Livability22202 Route 1 Working Group remains concerned that Phase 2 plans fail to adequately address safety issues for bicyclists, pedestrians, and drivers at the proposed at-grade intersections of Route 1 at 15th and 18th streets. The working group also is concerned that the revised TDM plans bases future traffic patterns on 2022 data, which might not hold. The TDM plan focuses on decreasing traffic and turning movements at 15th Street, which may increase traffic gridlock on local streets

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while ignoring the impact of through traffic heading further south on Route 1. The Working Group draft comments were submitted to the three civic association presidents to provide background for their official letter.

The three civic association presidents crafted a short, firm, concise letter to VDOT recommending that the Route 1 study NOT continue beyond the current feasibility study. The Working Group comments were attached as an addendum. [The June 28 Livability22202 letter and addendum are posted on the Livability22202 Route 1 Working Group webpage.](#)

Watch for the final VDOT Route 1 Phase 2 Public Information Meeting (PIM 5) later this year.

Family Day on Urban Agriculture at the HUG



Thanks to all who attended our Family Fun Day on Urban Agriculture on July 27 at the Highlands Urban Garden (HUG) in Virginia Highlands Park. The event was organized by the CCCA with our partners Friends of Urban Agriculture (FOUA) and the Sustainable Scoop as an outreach to condo and apartment dwellers. County board member Takis Karantonis spoke about the importance of gardening opportunities and urged that the HUG project be replicated throughout Arlington.

Kids had lots of fun painting rocks, seeking vegetables on a scavenger hunt, digging for worms in the compost demonstration, and pasting on agriculture tattoos. Adults toured the garden and participated in three raffles for items donated by [Area2Farms](#): a book on vertical gardening, a mobile worm composting system, and four-weeks of produce from the Area2Farms CSA in Shirlington. [See the promo here.](#)

DEVELOPMENT

NOTE: Your CCCA Site Plan review team continues to attend meetings and report on what's important. You can email us for any questions: board@crystalcitycivic.org.

Crystal House 7&8: 42 new townhouses slated

The EYA team, the developers of Crystal House 7 & 8, presented updates to plans for Crystal House 7 & 8 at the June 12 Aurora Highlands Civic Association (AHCA) meeting and June 26 Crystal and Pentagon Cities Council (CPCC) meeting. The 42 units, to be built starting in Q1, 2026, will be back-to-back, with two-car garage spaces underneath each unit. The townhouses are not handicapped accessible: Stairs go from the garage to the main floor and the loft floor above. The proposed lush landscaping has extensive, mostly accessible, pedestrian passages. A path to 18th Street includes stairs and is not accessible. The proposed streetscape includes wider sidewalks and a new landscaping zone along Fern, where the footprint of the buildings has been pushed back.

The county has received a revised submission of the minor site plan amendment for Crystal House 7 and 8, which can be found at this [link](#). The developers will present their latest plans and answer questions at a community meeting on **Thursday, Sept. 5 from noon to 1 p.m.**

Crystal Plaza

County staff held a Long Range Planning Committee (LRPC) meeting on June 24 on plans by the developer Dweck for Crystal Plaza at 2111 Richmond Highway. The proposed changes would be built in phases and require changing the Block W plan details. In the first phase, Dweck would build a new 24-story, 403-unit residential tower between Route 1 and a partially realigned Clark-Bell. The north wing of the existing Crystal Plaza would be partially demolished and lose 55 units. The first phase would also include a "temporary" open space adjacent to and south of the new residential tower. Many of the phase 1 "temporary" conditions were awkward at best, but LRPC members overall accepted that the phasing was necessary before building the final phase, which includes a fully realigned Clark-Bell and a second new residential high-rise. The second phase cannot begin until the existing We Work, We Live building on 23rd is redeveloped. County staff plan to offer an online public engagement later this summer and the first Site Plan Review Committee (SPRC) this fall.

2525 Crystal Drive (Crystal City Block W): Questions raised about revised plans for building at airport access ramp

The developer JBG Smith has revised plans for a seven-story mixed use building at 2525 Crystal Drive that would require the removal of the airport road access ramp. Under the new site plan (SP #475), the building would have 370 residential units, 3,360-square feet of ground floor retail, and 200 parking spaces. A second Site Plan Review Committee focused on transportation, community benefits, and updates to the plans, of which there were many. The site plan area is small and oddly shaped; building siting is constrained by utility and transportation obstacles. The proposal will require rezoning, creating a new Crystal City block plan for Block W. It will also require a site plan amendment to remove the parcel from SP 167. The proposal will

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make room for an open space area identified as Crystal Park, as called for in the Crystal City Sector Plan of 2010. *Comments: SPRC members were not impressed with the proposed community benefits. They questioned why the open space, already part of a publicly accessible park area, counts as a new benefit. We had long hoped that a trail could be built on the other side of the CSX tracks from this area to Roaches Run. JBG Smith said that the tunnel would continue to be accessible, but the developer would have to work with the county and the National Park Service on any trail plans.*

Former TSA site could become demolished for residences, offices, hotel

Brookfield Properties requests a Phased Development Site Plan (PDSP) to demolish the existing office buildings, formerly headquarters for the Transportation Security Administration, and to redevelop the site into three areas constructed within three phases. The 4.9-acre property is at 601 and 701 12th St. S. in the Pentagon City neighborhood. Plans call for residential use and possible offices and a hotel. The Planning Commission will consider the 12th Street Landing Phased Development Site Plan Sept. 4 or 5. The County Board will consider it Sept. 14 or 17.

Pentagon City Sector Plan re-approved, allowing RiverHouse expansion to move ahead

The County Board's unanimous vote on July 23 reaffirmed the county's original February 2022 decision to plan for substantial Pentagon City development, particularly at the RiverHouse apartment complex. Developer JBG Smith proposes to build more than 1,500 new units on the expansive property, across from the Westpost shopping center and now home to three apartment towers. The Virginia Court of Appeals determined in May that the county had failed to provide sufficient public notice before adopting the sector plan back in 2022. The ruling found no fault with the substance of the plan itself. It rejected legal arguments that the plan violated a uniformity requirement in Virginia zoning law.

JBG Smith has revised the RiverHouse plans in recent months. It now proposes a total of 3,191 new and existing units — down from 3,554 units. The developer is modifying the types of townhouses and eliminating a planned building. Park Master Planning for the area and a series of SPRC meetings are planned to start this fall.

Federal tenant extends Crystal City lease, but building repositioning may loom

A defense department agency recently negotiated a short-term lease extension, though not for as long as it wanted, in an aging JBG Smith Properties office near Amazon's HQ2 in Crystal City. The office building might be poised for redevelopment not too far over the horizon. JBG Smith did not want to re-up for the "long-term" the Washington Headquarters Service's 46,000 square feet at 1235 S. Clark St. when that lease expired in April, "due to a repositioning of its portfolio in Crystal City," according to a General Services Administration notice from March. The WHS sought an extension up to five years but got three instead.

The 15-story, 384,000-square-foot building, known as Crystal Gateway I, was built in 1981 and renovated in 2015, according to an online listing from View the Space Inc. County records put the lot size at about 3.4 acres. It sits a block west of Met Park, the first phase of Amazon's HQ2. The building, which was 97.5% leased as of the end of 2023, according to JBG Smith's annual report, is also home to Movement, a climbing gym, among numerous other office and retail tenants.

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We're not aware of any redevelopment plans immediately in the works for 1235 S. Clark. County records do not indicate that property, or other parcels around it that JGB Smith also owns, is the subject of a site plan or rezoning. The county's 2010 Crystal City Sector Plan doesn't highlight the site as a redevelopment opportunity. Data from GSA's website shows another lease, for nearly 68,000 square feet, in Crystal Gateway I, effective 2022 and not expiring until 2032. (Washington Business Journal)

Water Park sports National Landing's newest mural

A new mural enhances the entrance of the Mount Vernon Trail near National Landing Water Park. "The design is based on a vintage topographic map I discovered," artist J.D. Deardourff said. "It symbolizes elevation while serving as flowing abstract shapes and lines, inviting viewers to explore and transition between urban and natural spaces." Deardourff applied an anti-graffiti coating to help the mural stand the test of time.



Land purchase for new Columbia Pike fire station approved

The Arlington County Board has approved \$4 million to purchase land for a new Columbia Pike fire station. Fire Station 7 is slated to be built on two parcels next to Serrano Apartments at 5519 Columbia Pike — near Bailey's Crossroads and about two miles away from the former Fire Station 7 in Fairlington that shuttered in 2019. Plans call for \$3.35 million in design funding for the station in fiscal year 2030, followed the next year by \$33.35 million for construction. *NOTE: Fire Station 8 on S. Hayes Street is the busiest in the County. This new station would provide much-needed relief.*

PARKS AND RECREATION

Construction for Arlington Junction Park to begin in early August



A new park with green space, native trees, and improved seating options is coming to the corner of South Eads Street and 12th Street S. Construction on [Arlington Junction Park](#) will begin the first week of August. The project team will post on its website how construction may impact traffic. Signage on the site will display project details. [Sign up for updates on the webpage.](#)

New park connecting Potomac Yard and Four Mile Run trails opening this summer



A 4.5-acre addition to Potomac Yard park is due to open by the end of summer. Besides providing a mix of active, passive and social uses, the extension will connect the Potomac Yard Trail with the Four Mile Run Trail. That means bikers and hikers will be able to traverse asphalt trails from Braddock Road in Alexandria to Bluemont Junction Park at Wilson Boulevard in Arlington. [Read more here.](#)

Public offers comments on 23rd and Eads Street renovation project



The county has released the results of its first community engagement opportunity on the 23rd and Eads Park Renovation Project. The online questionnaire received 195 comments from 88 participants over the period May 20-June 7. The feedback, which focuses on three design concepts, will help shape the final

design draft. Click below for more on the community feedback:

[Engagement Summary](#)

[Raw engagement data](#)

Next Steps: The project team next summer will present an updated draft for a final round of community comment. It will include information on the renaming process. Learn more and sign up for updates on the [23rd and Eads Park Renovation project page.](#)

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Temporary beach volleyball courts now open in Crystal City

Four beach volleyball courts are now open in Crystal City as part of Club Volo National Landing, a new temporary recreational site at 223 23rd St. S. Developer JBG Smith partnered with Baltimore-based Volo Sports for the site. The developer has put off plans for high-rise apartment buildings there until a clearer picture emerges about costs and interest rates. Sign-ups for league play, daily pickup play, and tournaments at the volleyball courts are now available online. All skill levels are welcome, and most events are marked as coed. [Read more here.](#)

One year in, revamped Crystal City Water Park is seen as success



A longtime community gathering spot, the Crystal City Water Park underwent major renovations in 2022-2023 to become an outdoor food hall. The overhaul added restaurant kiosks, a cocktail and oyster bar, public art, a performance stage and more outdoor seating. Dining options range from Thai to pizza, oysters to iced coffees. The restaurant kiosks also function as business “incubators” for food and beverage entrepreneurs. Most kiosks are occupied by minority- or women-owned businesses — which is how JBG Smith originally envisioned the revamped park.

NOTE: Although the community dearly loved the old Water Park, the new version is definitely a pleasant meeting place. The CCCA and Livability22202 worked hard during the site plan process to retain the openness and beauty of the spot. The park remains JBG property, but an easement has been given to the county to allow for public gatherings. Several days a year may be reserved for private events.

TRANSPORTATION

Arlington celebrates groundbreaking for east entrance to Crystal City Metro



A second entrance is on track for the Crystal City Metrorail station along Crystal Drive. Arlington County officials and project partners celebrated the start of construction of the Crystal City Metro Station East Entrance with a groundbreaking ceremony on July 12. The second entrance represents a multi-year collaborative effort between Arlington County, Washington Metropolitan Area

Transit Authority, the Virginia Department of Rail and Public Transportation, the US Department of Transportation Federal Transit Administration, and the Northern Virginia Transportation Authority.

Metro entrance work impacts traffic on Crystal Drive and 18th Street

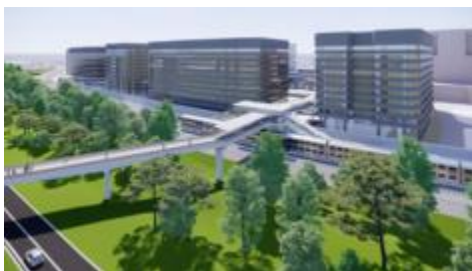


Crews are starting to clear the land to make way for construction of the new Metro entrance, which will be located on the northwest corner of Crystal Drive and 18th Street South. The project is expected to be completed in late 2027.

Travel Impacts During Construction: Now through the end of construction, the sidewalk and travel lanes closest to the project site are closed around the clock.

For updates on construction progress and traffic impacts, visit [the project page](#).

NVTA boosts funding for airport link to new Crystal City transit hub



The Northern Virginia Traffic Authority transferred \$21.1 million previously dedicated to another NVTA-funded project in Arlington County to help pay for the Crystal City to Ronald Reagan Washington National Airport Multimodal Connection project. Endorsed by the Arlington County Board in May 2023 and known as CC2DCA, the project will give pedestrians and cyclists a direct connection between the airport and a new transit hub on the east side of Crystal Drive near the new Metro entrance. Plans call for the hub to serve the Virginia Railway Express and eventually Amtrak and Maryland’s MARC commuter rail. The pedestrian connection will bridge the George Washington Parkway and end at the airport’s Metro lobby. It will include a ramp or stairs to the Mount Vernon Trail.

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Airport link clears environmental hurdle

The Federal Highway Administration has issued a [Finding of No Significant Impact \(FONSI\)](#) for the connector bridge between Crystal City and Ronald Reagan National Airport. The federal review found that the project as proposed would not have a detrimental effect on the environment. As a result, engineering and design work can continue. The project team will present alignment options to the public in the fall. The county will consider community feedback in making its final decision on the connector's route. *NOTE: If all goes well, the bridge is planned to open in 2028.* [Learn more on the project page.](#)

Projects aim to make South Eads Street safer for walkers, cyclists

Other public works in the Crystal Drive area include the Complete Streets Projects on South Eads Street, which are led by Arlington County's Department of Environmental Services.

Roadwork will include improvements to sidewalks, street crossings, and bike facilities to improve safety for all travelers. Work is expected to be completed next year. For more information, visit:

- [12th St. S – 15th St. S Project](#)
- [12th St. S – Army Navy Dr. Project](#)

Pen Place Project

Construction has already begun near Army Navy Drive, 12th Street S and S Fern St. for [Pen Place](#). You can find more details and sign up for updates regarding this project using [this link](#). Construction in late July and early August will temporarily affect the following areas:

- S. Eads between 12th Street S and Army Navy Drive, in the center of the roadway. This will involve creating a shared bike and 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.
- The sidewalk on the east side of S. Fern Street, which will be closed to pedestrian traffic.
- 12th St S, from Fern to Elm, will be closed between 9 a.m. and 3:30 p.m.

23rd Street Parking Study

County staff presented an update on the 23rd Street Parking Study to the Crystal and Pentagon Cities Council during its June 26 meeting. The study was needed because the 2019 approved plans for Crystal House included a significant number of new residents and the removal of a heavily used public parking lot behind Restaurant Row. The current parking study had three objectives: 1) understanding the current parking utilization patterns; 2) identifying discrepancies between parking needs and management and developing improved parking management strategies, and 3) collaborating with local businesses to enhance parking availability and economic growth. The study had three components: 1) gathering current parking utilization data, 2) a business survey with intercept surveys of patrons and employees, and 3) preparing the study

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analysis memorandum that will summarize key findings and recommendations. The parking utilization and business surveys are complete and the resulting data are being analyzed. The project team plans to release the full report in July.

Real-time train info screens coming soon to Arlington Metro station entrances

Digital display boards featuring arrival times will be installed outside several Arlington Metro stations over the next two years, WMATA spokesperson Jordan Pascale tells ARLnow. The boards — which have already popped up at Potomac Yard in Alexandria and four D.C. stations — feature wait times for the next six trains en route to the station. They also highlight service outages and delays. High-ridership stations will be the first Arlington targets for the displays. Screens will eventually come to Ballston, Clarendon, Court House, Crystal City, Pentagon City and Rosslyn stations, Pascale said. All stations system-wide will receive them within the next 10 years. [Read more here.](#)

INFORMATION AND EVENTS – ARLINGTON COUNTY

Arlington visitor spending hit record \$4.5 billion in 2023

Arlington County last year welcomed 7.1 million visitors, an increase of 600,000 over 2022, according to a study commissioned by the Arlington Convention and Visitors Service. They spent a record \$4.5 billion on transportation, food and beverages, lodging, recreation and retail. That spending supported nearly 27,600 jobs and generated \$341 million in state and local tax revenues. The study attributes the growth in visitors to greater consumer confidence and increasing traveler preference for urban areas. Although the number of visitors remains below the 2019 level of 8 million, visitor- and travel-related spending has surpassed pre-COVID levels by nearly \$90 million.

The Arlington Convention and Visitors Service is a division of Arlington Economic Development. The study was prepared by Tourism Economics, an Oxford Economics Company. For a copy of the study and details about Arlington tourism promotion, visit stayarlington.com.

County begins Tree Maintenance Rounds Program

The county has launched the [Circuit Tree Maintenance program](#), a proactive initiative to promote the health and longevity of public trees through regular, systematic care. Learn more about where the county is headed next [here](#). ARCA, AHCA, and CCCA are in areas 7-9 in the program.

Police host Summer 2024 Engagement Series

The Arlington County Police Department's Community Engagement Division is hosting a summer series to build police-community relations through interactive games and events. Here are August events:

Trivia Night: Tuesday, August 13, 7-9 p.m., at Ireland's Four Courts, 2051 Wilson Blvd. Police will lead the week's Pub Quiz. Participants can compete for prizes by answering a wide range of police-related topics, including alcohol safety, transportation safety and criminology. Attendees must be 21 years or older.

Police Playoffs: Game Day, The Sequel: Thursday, August 15, noon-2 p.m. at Lacey Woods Park, 1200 N. George Mason Drive. Challenge Arlington's finest to a contest of your choosing: basketball, soccer, football, even board games. Participants under age 18 must be accompanied by a chaperone over age 21.

If you have questions about the summer series, contact the Arlington County Police Department's [Community Engagement Division](#).

Introducing Virginia SUN Bucks (Summer EBT)

[Virginia SUN Bucks \(aka Summer EBT\)](#) offers families a one-time \$120 payment for each eligible school-aged child to spend at grocery stores, farmers markets, and other places that accept SNAP benefits. The following groups of students are automatically enrolled:

- SNAP and TANF recipients,
- Income-eligible Medicaid recipients,
- Students who applied for and received free school meals in the 23-24 school year.

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Visit [the Arlington County food assistance website](#) for up-to-date information about resources in the community. The Food Assistance Resource Guide and flyers listing available food resources are available [here](#).

Virginia sales tax holiday returning in August

Virginia's three-day sales tax holiday is returning just in time to stock up on school supplies. The following will be exempt from sales tax August 2-4:

- School supplies, clothing, and footwear
- Qualified school supplies – \$20 or less per item
- Qualified clothing and footwear – \$100 or less per item
- Hurricane and emergency preparedness products
- Portable generators – \$1,000 or less per item
- Gas-powered chainsaws – \$350 or less per item
- Chainsaw accessories – \$60 or less per item
- Other specified hurricane preparedness items – \$60 or less per item
- Energy Star™ and WaterSense™ products
- Qualifying Energy Star™ or WaterSense™ products purchased for noncommercial home or personal use – \$2,500 or less per item

For more on qualifying items, visit the state revenue department's [website](#).

Arlington named No. 1 Digital County for third straight year

Arlington County has been recognized as the No. 1 Digital County for 2024 by the Center for Digital Government and the National Association of Counties. This is the third consecutive year that Arlington has been named to the top spot in the nation for the 150,000-249,999-population category, a rare achievement for the awards program.

The Digital Counties Survey Award measures county governments each year on technology performance and innovation. Top performers are recognized for best practices in transparency, public engagement, strategic planning, shared services, cybersecurity and operations. This year marks the seventh time overall Arlington has received the top ranking.

Arguments over how Arlington approved Missing Middle take center stage in trial

Arguments about the way Arlington approved Missing Middle have taken center stage in the civil trial over last year's hotly contested zoning amendments. Testimony on behalf of the plaintiffs concluded July 10 as attorneys continue to argue that Missing Middle zoning changes should be invalidated because the county improperly advertised the changes and failed to adequately study them, among other allegations. Arlington Circuit Court Judge David Schell heard from experts testifying that the county should have conducted more thorough research before approving the changes.

Real estate attorney Ked Whitmore said no matter the outcome of the trial, an appeal is almost guaranteed, kicking off another lengthy legal process. “It can take years,” Whitmore said. [Read more here. \(ArlNow.com\)](#)

Food Scraps Collection: On-Street collection for multifamily residents



Arlington County is introducing a pilot program to collect food scraps and food-soiled paper from bins located outside select multifamily properties. Two are located in 22202: Crystal Drive at 18th Street and Aurora Hills Library. Here's how it works:

- Download the Bigbelly Smart Compost app from the App Store or Google Play.
- The app will show the locations of on-street collection bins, their availability and what items are accepted.
- An unlock button will appear once you are within reach of the available bin. Tap the button to unlock the bin.
- Open the lid, toss your food scraps and close the lid. [Read more here.](#)

Mason Kushnir appointed as clerk to the Arlington County Board

Mason Kushnir has been named to serve as the county board clerk. He will act as the board’s official record keeper, managing all board meetings, work sessions, and changes to the County Code. The clerk also oversees day-to-day staff operations of the board office.

Erika Moore tapped to lead Arlington communication and engagement

Erika Moore has been named Arlington County's next assistant county manager for communications and public engagement. Moore will spearhead county efforts to expand and diversify outreach and solicit community input about all aspects of government operations. Moore succeeds Bryna Helfer, who left the county in March after eight years of service.

A shadow celebrates 40 years of public art in Arlington



Every August 1 since 1984, the sun has teamed up with an outdoor sculpture in Rosslyn for a special effects display. At just after 9:30 a.m., shadows cast by the spheres and poles of Dark Star Park align with their asphalt replicas on the ground. The installation, created by artist Nancy Holt, was Arlington’s first major commissioned public art project. More than 70 permanent projects have been commissioned in the decades since. This year’s shadow show at Dark Star Park Day will be accompanied by a county proclamation and the

debut of a poem honoring the sculpture and its creator written by Courtney LeBlanc, the third Poet Laureate of Arlington County. Limited-edition commemorative posters by Globe Posters at MICA will be given away

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free to attendees, along with light refreshments. The event is part of the year-long celebration of the 40th anniversary of Arlington Public Art.

Why August 1? That was the day in 1860 that William Henry Ross purchase the land that would become Rosslyn.

Arlington County Board OKs third satellite-voting center

The Arlington County Board has approved a Crystal City site as a third location for early voting ahead of the November election. The Long Bridge Aquatics & Fitness Center will join Madison and Walter Reed community centers in hosting early voting starting in mid-October. On Nov. 5, voters will cast ballots at their usual polling places.

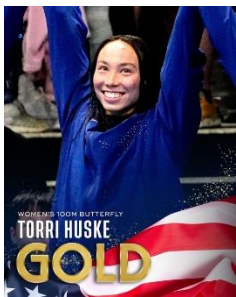
County Board adopts \$5.2 billion 10-year Capital Improvement Plan

The Arlington County Board voted Tuesday, July 23, 2024, to adopt a \$5.2 billion FY25-FY34 Capital Improvement Plan (CIP). The CIP is the County's 10-year plan for building, maintaining, upgrading, or replacing County facilities and infrastructure. Much of the proposed CIP — \$1.9 billion — is for transportation projects, including \$304 million for new Metro station entrances in Ballston and Crystal City and \$52 million for ongoing roadwork on Columbia Pike. It also includes funding to start designing two Crystal City Parks: Metro Market Park between the two Crystal City Metro stations and Center Park. [Read details here.](#)

Free Paper Shredding

Did you know Arlington offers free paper shredding for county residents on the first Saturday of every month? The next date is on Aug. 3.

Arlington resident wins Olympic Gold



Huge congratulations to the Arlington Aquatic Club's Torri Huske on her upset win in the 100-meter butterfly at the Paris Olympics. It was the 21-year-old Arlington native's first Olympic gold medal. Huske edged out her teammate Gretchen Walsh — the world record holder and a rising senior at UVA — for the top spot at the podium. [WUSA-TV.](#)

LONGER TERM ISSUES

Gov. Youngkin issues executive order establishing ‘cellphone-free education’ in Virginia

Gov. Glenn Youngkin on Tuesday issued an executive order requiring public school divisions to adopt policies establishing cellphone-free education by January. The order directs the Virginia Department of Education to initiate “a robust public engagement effort with parents, students, teachers, local school leaders and other stakeholders to develop collaboratively policies and procedures that establish the age-appropriate restriction or elimination of cell phone use during instructional time, as well as to establish protocols allowing parents to contact their children in emergency and other important situations,” Youngkin’s office said in a news release. The executive order directs the state education department to publish its draft guidance by Aug. 15. School divisions will be required to adopt cellphone-free education policies and procedures by Jan. 1. ([WTOP News](#))

RESTAURANTS AND SHOPPING

Amazon Fresh opens in Potomac Yard Shopping Center

Amazon Fresh opened in the Potomac Yard Shopping Center today at 3801 Richmond Highway — four years since the former Shoppers Food Warehouse closed. The store is open every day from 8 a.m. to 10 p.m. The Shoppers in Potomac Yard closed at the end of 2019 and Amazon Fresh was announced to go into the space in 2021. The new 50,000 square-foot store is 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.

[Read more here.](#)

New Uyghur restaurant in Crystal City eyes November opening

The flavors of the Uyghur people are coming to Crystal City later this year. Dolan Uyghur is planning to open its fourth D.C.-area location in the neighborhood in November. It will be located at the Quimby on 23rd, an apartment building located at 320 23rd Street S. While the restaurant's menu features both Turkish and Chinese influences, Dolan Uyghur will introduce a handful of Mediterranean offerings at the new location to cater to a wider clientele. (ArlNow.com)

Karaoke spot coming to Crystal City

Lantern Restaurant & Bar, which expects to open at the end of the year, will feature a main stage for karaoke and several private karaoke rooms. Work is underway inside the restaurant, located at 320 23rd Street S.

[Read more here.](#)

Ramen restaurant to open in Whole Foods

Pentagon City will soon be home to a new ramen venture by former Toki Underground chef Erik Bruner-Yang. Paper Horse is set to open Wednesday inside the Whole Foods at 12th Street S and South Eads near the Pentagon City Metro in Arlington. (Arlington Magazine)

Where to Find Fantastic Burgers in and Around Arlington,

Arlington Magazine highlighted Bubbie's Plant Burgers in the Water Park as one of the best places to get a burger. The certified-kosher eatery is among the newer kiosks in the outdoor food court.

One of the region's top Spanish spots is expanding to Arlington

El Mercat Bar De Tapas, led by a paella pro George Rodrigues, crosses state lines early next year with a second restaurant at Westpost, Pentagon City's mixed-use complex (1301 S. Joyce Street). With 4,000 square feet, the new branch will be twice as large as the Rockville original. Rodrigues is the former chef de cuisine at the tapas chain Boqueria in Penn Quarter.

Brij coffee brews up excitement on Good Morning Washington

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Good Morning Washington woke up with some Brij coffee. Owner and founder Skyler Kelley joined Channel 7's Roxanne Strouk and Brian van de Graaff July 18 to show off her small business in the Water Park. She pointed out their unique medium blend and their custom pastries. (WJLA-TV)

Mattie and Eddie's expected to close late July in Pentagon City

Irish pub **Mattie and Eddie's** is closing at Westpost in Pentagon City. The food-focused pub — which opened in 2021 and replaced Siné, another Irish pub — was a labor of love for chef, restaurateur, and Dublin native Cathal Armstrong.

Westpost, formerly Pentagon Row, has seen considerable change in its restaurant lineup in the past few years. Among developments: nearby spot **Bun'd Up** started serving Korean street food in its back room, which was previously a mahjong-themed speakeasy, while **Asia Bistro** is closing its tea café and making way for Spanish restaurant **El Mercat Bar de Tapas**.

International fast-fashion retailer opens at the Pentagon City mall

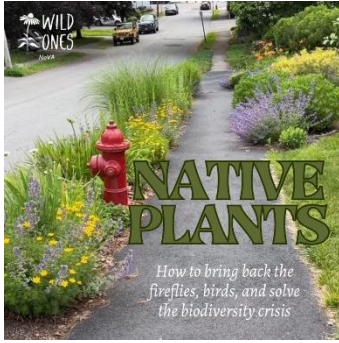
Spanish fast-fashion retailer Mango opened last month on the Pentagon City mall's second level near Haggard. Mango has clothing for adults and kids as well as home decor, though the Pentagon City location mostly sells women's apparel. Mango fills the space formerly occupied by the struggling British fashion retailer Superdry.

Tatte Bakery and café Opens July 31

No stranger to the D.C. area, Boston-based Tatte Bakery & Cafe is set to begin serving customers on Wednesday at 269 19th Court S., in the retail space underneath one of two newer apartment towers at 1900 Crystal Drive.

FUN STUFF TO SEE OR DO

Introduction to Native Gardening



Do you love bluebirds, chickadees and other songbirds? Did you know that our native songbirds need insects to raise their chicks? That our native insects need native plants to eat? Melinda Soltys, wildlife and native plant advocate and president of the Wild Ones NoVA chapter, will explain the importance of native plants, how they help our local pollinators and wildlife, and how native plants can be part of your landscaping.

Sunday, August 4, 11:30 a.m.

Advent Lutheran Church, Arlington, VA
2222 Arlington Ridge Road

Watch this animated video from Plant Virginia Natives to learn more about the importance of native trees and plants: [Chickadees, Caterpillars, and Oaks, Oh My!](#)

National Night Out

Melwood is hosting its first [National Night Out](#) on **Tuesday, August 6**, from 5 to 8 p.m. at 750 S. 23rd Street. National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to promote community safety. Enjoy games, light tastings from local restaurants, ice cream, popcorn, cotton candy, community partner information, and more! Cool off under a misting tent. Sign up to volunteer [on Sign-Up Genius](#)

Tour of Melwood

Aug. 6, 8:30am: Join a public tour of the Melwood Facility, 750 23rd St.

Summer Events at MetPark

Summer Fun Family Days Sundays, 10 a.m. to 1 p.m., through August 25. Live music, hands-on art making, bubbles, and chalk sponsored by MoCA, the Museum of Contemporary Art Arlington.

Plants in the Park Wednesdays, 11 a.m. to 2 p.m., through Sept. 11. Create and bring home a botanical project with the help of staff from PlantHouse.

Open Studio Art Class Thursdays, 10 a.m. to 1 p.m., through Sept 26. Create art with community and receive feedback from the artist in residence.

Family Friendly Movie Nights Every other Friday, 7-9 pm. Aug. 9: "Migration." Aug. 23: "Elemental." Sept. 6: "Wish." Sept. 20: "Little Mermaid." Oct. 4: "Wonka."

Fitness at the Fountain

Join [DC Fray](#), an adult social, events, and media company, at National Landing on Mondays from 6 to 7 p.m. through August 26 for free, instructor-led classes that are sure to help you break a sweat. No experience required.

Fridays at the Fountain

Step into the rhythm of summer with the return of Fridays at the Fountain, hosted by the National Landing BID at the Water Park. Produced by Pipkin Creative and in partnership with JBG Smith, the outdoor music series will celebrate all things local, featuring a range of artists from across the DMV region, including soul, salsa and more. Attendees are encouraged to bring their own blanket or lawn chair and grab a bite to eat or a cocktail from one of Water Park's 11 eateries including Water Bar, DC Dosa, Tiki Thai, Queen Mother's, and Falafel Inc.

Arlington County Fair



Join Us at the Arlington County Fair

August 14-18, 2024

Thomas Jefferson Community Center | 3501 Second Street South
FREE ADMISSION!

For more information visit arlingtoncountyfair.us

Artifact Expo: Unseen Artifacts from the Vault

The Arlington Historical Society is inviting the community to an evening of curiosity and discovery **August 29** at 7 p.m. See some of the artifacts not often on display. Learn how AHS preserves artifacts. Meet the volunteers who have devoted their spare time and love of history to preserving and documenting the AHS collection. Find out how you can protect your own personal artifacts and how you can find clues to your own history. Enjoy refreshments and the company of fellow history fans. [Read more here.](#)

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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

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