



Newsletter  
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For Quicker Updates on Issues and Events

[Like our Facebook page](#) for notifications and check out the [website](#).

# Civic Association Issues

## National Night Out

We had a fun time at our first-ever National Night Out on August 6 in the Water Park. As an experiment, we partnered with the Crystal City BID to



invite vendors to come hand out information, raffle tickets, and gift certificates. The Connection Library brought books and games and talked to

lots of kids and adults. McCormick & Schimick's shrimp were "to die for" but they ran out by 7 pm. The Fire Department brought two trucks and the County Police stationed one of their Sober vehicles right in front of the park. It was a fun night, but if we do it again, we might move it to a Friday night during the BID's wine event. Let us know if you have any thoughts on the NNO experiment:

[board@crystalcitycivic.org](mailto:board@crystalcitycivic.org).

## Next CCCA Meeting September 12

Arlington County Board Chair Christian Dorsey and Vice Chair Libby Garvey will come for a conversation on "Livability in Crystal City" with the CCCA at our September 12 meeting from 7-9 pm. This will be in the middle of a lot of development issues, including Amazon's plans for HQ2. Mark your calendars as this will be a great opportunity to hear from our Board members, ask your questions, and have a conversation on the new "Livability Framework."

**Venue: 1805 Crystal Drive, Crystal Park Condominium community room.**

## Livability Framework

Recognizing that the pace of development in the 22202 area is expected to surge from mid-2019 onwards, and that recent community forums have shown that livability is a primary concern in our neighborhoods, the leadership of Crystal City, Aurora Highlands and Arlington Ridge Civic Associations coordinated to develop a "Livability Framework"

[\(click here to download\)](#). This document articulates a vision for an integrated, holistic approach to achieving a highly livable community across our diverse neighborhoods and defines a set of livability themes and specific elements. The goal is to encourage a collaborative engagement among residents, the County, developers, property owners and businesses and other organizations to develop and implement an integrated holistic approach to achieving livability across our community. It's a "living document" and we welcome feedback to our email address: [board@crystalcitycivic.org](mailto:board@crystalcitycivic.org). We are currently summarizing a list of "asks" on community benefits. This will be a topic of conversation at our September 12 meeting with two County Board members and at a series of planned meetings after that (e.g., housing, parks).

## November General CCCA Meeting and Elections

We are considering organizing our November meeting around development updates for Crystal City. In addition, we will have elections for three offices: President, Secretary, Membership Liaison. The date is likely to be the week of November 18.

# Amazon in Crystal City

## County Website on Amazon Projects

Remember that the County has a one-stop website for basic information on Amazon and its new HQ2 plans.

[Click here](#)

## Amazon sets the rough number of employees slated for Met Park

The two towers will house roughly 12,540 employees between them, Brian Earle, a principal at ZGF Architects LLP, said during Arlington's latest site plan review committee meeting. That does not include the retail workers on the ground floor, only HQ2 employees. It means that Met Park's 2.08 million square feet of office will house roughly half of the 25,000 Amazon (NASDAQ: AMZN) employees expected to be hired over the next decade, providing about 167 square feet per employee. The company's other development site, the 10-acre PenPlace, is expected to be a similar square footage. It is possible the Seattle-based company could ultimately

expand to some 6 million square feet, but Amazon has made no promises to do so. [Read more here.](#)

### Amazon's Temporary Office Landscape in Crystal City Taking Shape

The landscape of Crystal City is being reshaped as office buildings are built or renovated ahead of Amazon's arrival. Over the stretch of a few blocks in Crystal City, several buildings either currently built or to-be-constructed have been highlighted by real estate company JBG Smith as temporary Amazon workspaces. The demolition at 1900 Crystal Drive is planned for two stories of apartments however. [Read more here.](#)

### Area residents, not Amazon newcomers, are fueling Northern Virginia real estate frenzy, agents say

The first Amazon employees have barely arrived in Northern Virginia, but the housing market close to the company's new headquarters in Arlington County is behaving as if all 25,000 workers are moving in next week, real estate agents and analysts say. The latest evidence that the impending arrival of Amazon's second North American headquarters has ignited a real estate frenzy came last week when the real estate brokerage Redfin calculated that the two housing markets bracketing Crystal City, the new home for Amazon's multiple -offices, are the most competitive housing markets in the nation. "These [buyers] are speculators or folks who just want to live in Arlington and Alexandria," she said, negating the notion that they are early tech workers. "The Amazon announcement put them in a tailspin. They are probably renting and intended to buy in 2021 or so, but they said, 'I've got to accelerate this.' Then you have the opposite [instinct] with the sellers." [Read more here.](#)

### Inside Amazon's Plans to Add a New Daycare Facility to HQ2

As Amazon continues to hire for its HQ2, the company is



also working through plans to include a new daycare facility inside its planned permanent office campus in Pentagon City. The 12,000 square-foot child care center would be located on the ground floor and face the interior public plaza. A spokesperson for Amazon told ARLnow that the proposed daycare would be operated by a third party company. [Read more here.](#)

### Startup That Teaches Businesses to Sell on Amazon Moves Closer to HQ2

Most people using Amazon won't browse past the first page of listings for any given search or category. That's where newly-Arlington-based startup Amify comes in. Amify doesn't sell products. Rather, the company works with other brands to help them drive sales and maximize their revenue on Amazon. Now with Amazon setting up its new HQ2 in Arlington, Amify has uprooted from its Alexandria headquarters and **relocated** closer to Crystal City to the company it is intrinsically tied to. [Read more here.](#)

### Housing Index: July home prices near Amazon HQ2 soar to highest levels in a decade

The median sale prices for all home types in the 22202 ZIP code, where Amazon is building and staffing up HQ2, was \$995,000 in July — the highest for any month in a decade — according to data provided by MarketStats by ShowingTime based on listing activity from Bright MLS. It's a 72% jump from June, when median sales were at \$615,000, and a 25% year-over-year increase. Part of the reason for that bump in prices is that owners are holding onto their homes for longer in hopes of scoring a big sale. That means that any home that does make it into the market is sold at a premium, said Chris Finnegan, vice president of marketing and communications for Bright MLS. [Read more here.](#)

### Cycling Advocates Want Amazon to Add Protected Bike Lane Outside HQ2

Advocacy group Sustainable Mobility for Arlington County wants Amazon pay for the new protected bike lane in exchange for added density for the two office



towers the company is planning for the Metropolitan Park site along S. Eads Street. The group is asking the county to consider the request as part



of the site plan process for this first phase of HQ2. [Read more here.](#)

# Crystal City in Development

## Housing: The Missing Middle

*On August 15th, CCCA attended the Washington Business Journal's Real Estate Dealmakers: The Missing Middle event hosted at JBG Smith's Crystal City Marketing Center. The panel, which included real estate developers, a policy researcher, and an impact investor, focused on the challenge of the limited supply of rental and ownership housing options in Arlington and the surrounding region, which will continue to be pressured with the arrival of Amazon HQ2. While housing issues affect the entire spectrum of low and moderate income residents, the event focused on "middle income housing," which generally refers to households making between 80-120% of area median income, translating to \$65,000 (for a single-person household) to \$140,000 (for a four-person household) in Arlington, according to Arlington County.*

*Barriers to creating new housing to meet demand highlighted by the panelists included zoning barriers that limit increases of density in relatively developed Arlington, increased construction costs, and uncertainty with approval processes. Solutions discussed include increasing zoning allowances for larger, taller apartment buildings, encouraging the development of duplexes/tri-plexes/multi-plexes in single-family residential neighborhoods, building on any existing vacant land or parking surfaces, and renovations of older buildings. While the event focused on middle-income housing, panelists also mentioned the critical importance of public dollars, such as Arlington's Affordable Housing Investment Fund, to help subsidize the preservation and construction of housing for lower-income, disadvantaged residents.*

## 23rd Street pedestrian tunnel to close permanently

Like it or hate it, it's going away. The 23rd Street tunnel is scheduled to close permanently on **Tuesday, Sept. 3.**



The Virginia Department of Transportation will mobilize its contractor to begin deconstruction of the tunnel's above-ground structures.

During demolition, there will be temporary lane closures and sidewalk closures on westbound 23rd Street South and southbound Route 1.

The 2010 Crystal City Sector Plan envisioned the tunnel's removal to facilitate major street improvements in the area, including the reconfiguration of the intersection of 23rd Street at Route 1. In July the County Board approved a resolution asking the state for the tunnel's closure. [See the project page.](#)

## In Amazon's shadow, DoubleTree Hotel in Crystal City may be redeveloped

The owner of the DoubleTree by Hilton in Crystal City is gearing up for a play to capitalize on the 627-room hotel's proximity to Amazon.com Inc.'s second headquarters. Tom Baltimore, CEO of the hotel's owner, Park Hotels & Resorts (NYSE: PK), told analysts on its second-quarter earnings call Thursday that the hotel is one of several the company is evaluating as possible redevelopment opportunities. [Read more here.](#)

## University of Maryland to open Crystal City center

The University of Maryland has reached a deal to plant its flag in Crystal City, opening the door to potential collaborations with Amazon as it establishes its second headquarters in the area. The state's flagship university plans to open a Discovery Center at 241 18th St. South, the same building where JBG Smith Properties has established a National Landing marketing center and where Amazon also plans to lease space. UMD will lease its 8,000 square feet from JBG Smith, and it hopes to offer programming by fall 2020 if not sooner. The Discovery Center will host symposia, lectures and other events on topics including cybersecurity, engineering and human-computer interaction. The university is exploring whether to hold classes there as well, but that would require approval from the State Council of Higher Education for Virginia, a step Ulman said UMD has not yet decided to take. Its University of Maryland University College is certified to operate at the Quantico Corporate Center in Stafford. [Read more here.](#) [And a Prince Georges Sentinel article here.](#)

## Approximate Timeline for JBG Developments

JBG Smith is working on development of 9 buildings in Crystal City and Pentagon City, and 7 of them are residential buildings. 1770 Crystal Drive is under construction. 1800 S. Bell Street is currently completing renovation to be occupied for several years by Amazon and will eventually be redeveloped in the future. PenPlace is yet to be determined.

Several site plans have already been submitted to the County, are either in the SPRC process (Met Park and 1900 Crystal Drive) or awaiting scheduling, or expected during late 2019 or early 2020:

- 2001 Richmond Highway
- 2525 Crystal Drive
- 223 23rd Street/2300 Crystal
- 101 12th Street.

Timing for the SPRC process depends on the County, and just about every night until the end of the year is being scheduled for reviews. But JBG hopes to receive County approval for all of the new site plans by the middle of 2020. If so, then construction might start on at least three of the projects in 2020 with the other residential buildings to follow in 2021, while the two office buildings need a tenant to start.

### Residence Inn Next To Amazon HQ2 Sells For \$99M

Host Hotels & Resorts sold the Residence Inn Arlington Pentagon City, a 299-room high-rise property at 550 Army Navy Drive, for \$99.1M in a deal that closed July 1, according to Arlington County property records. Host Hotels' D.C.-area portfolio includes the The Ritz-Carlton in Tysons, the JW Marriott, Grand Hyatt Washington and The Westin Georgetown in the District. Its nine-property D.C.-area portfolio brought in \$252.3M in revenue for the year ending June 30, according to its most recent earnings report.

Property owners in Pentagon City and Crystal City have been cashing in on their investments over the last year, since Amazon announced the area was the winner of the HQ2 sweepstakes. Starwood Capital Group acquired an office building close to Amazon's initial leased space in Crystal City for \$123M. [Read more here.](#)

### New 23<sup>rd</sup> Street Restaurant Coming

McNamara's Pub and Restaurant will reportedly open in October on the corner of 23rd and S. Eads Street in the place that was only briefly held by Fiona's.

### 'Luxury Denim Brand' Coming to Pentagon City Mall

Hot on the heels of UNTUCKit's Pentagon City opening, fellow trendy clothing store and caps-lock enthusiast G-Star RAW is set to open a location this fall. The "eco-friendly, luxury denim brand," as a press release describes it, is expected to open in August next to the Victoria's Secret on the first level of the Fashion Centre at Pentagon City. [Read more here.](#)

### The Little Beet Set to Sprout into Pentagon City Mall Next Month

The Little Beet, a veggie-focused eatery, is scheduled to open in the Fashion Centre at Pentagon City. Diners can find The Little Beet underneath the escalators on the food court level, next to the Auntie Anne's Pretzels. A listing on the mall's website said the eatery is expected to open on Sunday, Sept. 15. [Read more here.](#)

### World Market Closing at Pentagon Row With Big Sale

Cost Plus World Market (1301 S. Joyce Street) in Pentagon Row is closing, so if you need imported beer, woven baskets, Italian coffee flavoring or Stranger Things lollipops, get them while they last. The store is scheduled to close by **Sept. 27**, according to a store employee, though he noted that if they sell out of most of their inventory before then they'll likely shutter early. [Read more here.](#)

## Arlington County Issues

### N. Va. leaders say more political courage is necessary to solve the region's affordable housing crisis

Most researchers, advocates and developers agree Greater Washington's housing affordability crunch has been driven primarily by a lack of supply, a diagnosis that officials from Alexandria, Arlington, Fairfax, Loudoun and Prince William say they accept. And at a summit convened by the region's chambers of commerce August 26, leaders from each jurisdiction conceded that they've too often allowed political concerns to slow the construction of new homes. [Read more here.](#)

### Civic Federation Debate to Kick Off Fall Election Season Next Month

The Arlington County Civic Federation is set to hold its annual candidate forum next month. On Tuesday, September 3, residents will be able to hear the candidates for local office answer questions from the public and make the case for why they should be elected or re-elected. The event is taking place at Virginia Hospital Center's Hazel conference center at 1701 N. George Mason Drive. A reception with the candidates will kick off the evening at 6:30 p.m., following by the forum starting at 7 p.m. Both events are free. [Read more here.](#)

### Which Founding Fathers Got Bucked in the 1934 Arlington Street Renaming Shuffle?

Arlington switched over to a more “rational” street naming system in 1934, but documents from the transition give some insight into the names that were lost. Many of the casualties were founding fathers and other Revolutionary War-related vocabulary words. American and French revolutionary leader Marquis de Lafayette had his road stripped and incorporated into 8th Street N. Several of the streets in what is now the Crystal City area were renamed. S. Joyce Street was once Hamilton Street, named after the ten-dollar founding father without a father, Alexander Hamilton.

[Read more here.](#)

### Even without a car-tax bill, some Arlingtonians still will have to pay up

One-quarter of vehicle owners in Arlington will pay no car tax when bills come due in October. For the owners of more than 37,000 vehicles, the tax bill will be zero, largely because the assessed value is less than \$3,000, on which there is no tax due. As part of the board’s fiscal 2020 budget, the requirement was rescinded that county residents display a windshield decal signifying payment of the tax, but board members couldn’t bring themselves to part with the actual decal fee (also known as the motor-vehicle license fee). Vehicle owners will have to pay \$33 for each one – which will bring in about \$5 million to county-government coffers. [Read more here.](#)

### County Data Indicates Scooter Crashes, Injuries on the Rise

New data from Arlington County Police and the Virginia Department of Motor Vehicles (DMV) indicates that the number of crashes and injuries involving e-scooter riders have increased over time statewide, including in Arlington. “There have been 12 total collisions involving an e-scooters,” said ACPD spokeswoman Ashley Savage. “Four incidents were reported in 2018 and eight reported in 2019.” [Read more here.](#)

### Glass Recycling Reminder

The City of Alexandria, Fairfax County, Arlington County, and Prince William County have announced a new strategic partnership to improve glass recovery and recycling. These jurisdictions have committed to collecting glass via purple glass-only drop-off containers. The glass will then be transported to a Fairfax County processing plant, where it will be recycled into a variety of products." [Read more here.](#)

### Embracing Arlington Arts

Arlington’s only non-profit organization advocating for the increased vibrancy and health of the arts in Arlington has launched a 30-minute weekly podcast - “Embracing Arlington Arts Talks”. New shows will be published each

Tuesday afternoon with guests representing all facets of the arts and culture scene in the D.C. region. Janet Kopenhaver, Chair of Embracing Arlington Arts will be interviewing a different arts organization representative, visual artist, arts expert, reviewer and many others to talk about upcoming productions, openings, the benefits of the arts, economic impact of arts and culture, new studies and much more to help listeners gain more and deeper insight into the world of arts and culture. Guests will also include dignitaries nationwide that value and advocate for the arts.

Of course, the success of the Podcast depends on subscribers. Be “in the know” about all the “drama” in D.C. and sign up through your favorite platform – iTunes, Spotify or Google Podcasts.

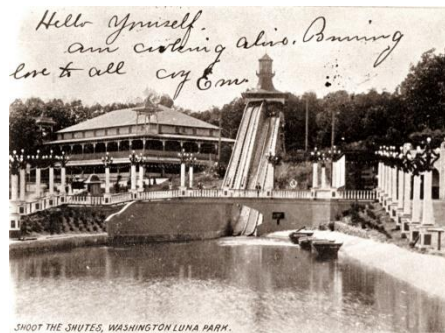
For more info and links to the shows, please visit:

[www.embracing-arlington-arts.org](http://www.embracing-arlington-arts.org)

## Other Issues

### The Great Northern Virginia Elephant Hunt

Remember that Luna Park was once in Crystal City along Four Mile Run and S. Eads Street? Did you know the



loose elephant story? Four elephants from a visiting show escaped from their quarters. Deciding to take matters in their own trunks, they began a tour the

local area. Annie was corralled quickly before she could make a full escape, but Jennie, Queenie, and Tommie remained at large for more than a week. [Read about it here.](#)

### Upcoming Arlington County Registrations

Wed., **Sept. 4** – 55+ September/October Class Registration for County Residents

Wed., **Sept. 4** – Fall Private Swim Registration for County Residents

Mon., **Sept. 9** – 55+ Travel Registration for County Residents

Mon., **Sept. 16** – Youth Basketball Registration (Grades 1-8)

### Aurora Hills Community Center - September 2019

Check out the activities at the closest community center to Crystal City [here.](#)



## Aurora Hills Senior Center News

**PICNIC:** The Advisory Committee of the Aurora Hills Senior Center is sponsoring a FREE 55+ Indoor Picnic and Activity Showcase on **Friday September 27** from 11:30 AM to 2:00 PM. We'll not only have your favorite (cold) picnic fixings but games and door prizes as well. **BEST OF ALL, 55+ members are encouraged to bring along a 55+ friend who is not a member but is curious about activities at the Center.** Your friend can check out the showcase of Center activities and sign up for October's Sneak Peek of Aurora Hills programs (during which nonmembers who sign up will be able to attend up to 3 October programs without paying the membership fee) which will make them eligible to win a free one-year 55+ membership. And if they win, the 55+ member who brought them will get a prize too! **Sign up for the picnic by September 23.** Contact Lila Paig with any questions at 703-228-5722 or [lpaign@arlingtonva.us](mailto:lpaign@arlingtonva.us). This is a wonderful opportunity to increase awareness of this great amenity in our community.

**OCTOBER SNEAK PEEK:** Always wondered what was going on at the Aurora Hills Senior Center but not sure about joining? Then our October Sneak Peek was made just for you. If you are 55+ and want to check out the Center's Programs, then just stop by the Center during the month of September (Monday/Wednesday/Friday from 10 to 3) and sign-up for a free punch pass which will allow you to attend up to 3 October programs (excluding yoga) at the Aurora Hills Senior Center without paying the membership fee. We're confident you'll be hooked and want to come back for more!

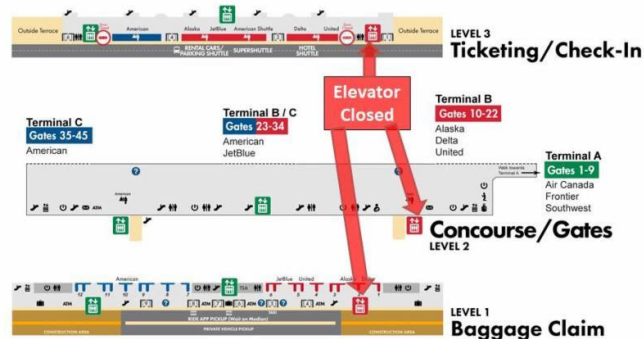
## Construction of Protective Barrier Wall at North End of Airport Terminal C

On or about Monday, August 19, construction of a protective barrier wall will begin at the north end of Terminal C. Passenger flow will be maintained through the area. Starbucks will operate with modified hours, 8:00 a.m. to 9:00 p.m., until the wall is fully constructed. Building the glass barrier wall will protect passengers from outside elements during the construction of a connector hall leading to the new 14-gate concourse. Construction of the protective barrier wall will take several weeks. After the wall is built, it will remain in place until the new concourse is completed.

## Bank in Terminal B to Close

Beginning on or about Wednesday, August 7, a pair of elevators connecting the Ticketing/Check-In, Concourse/Gates and Baggage Claim levels in Terminal B will close for construction. Passengers can use two other sets of elevators in Terminals B/C and C. The closed elevator bank is marked in red. The other

available elevator banks connecting all three levels are marked in green. Additionally, escalators are available



Temporary walls and signage will block access to the closed elevators. The elevator bank will remain closed until construction is finished. The closure is to facilitate the reconfiguration of National Hall as part of Project Journey.

## Update on Helicopter Noise

The Government Accountability Office — at the request of several lawmakers in the Washington region — said it would study the effect of helicopter noise on residents in the region. That study is expected to begin this fall. In June the House of Representatives passed an amendment directing the Federal Aviation Administration to prioritize combating airplane and helicopter noise. The measure was sponsored by Del. Eleanor Holmes Norton (D-D.C.), who co-chairs the Quiet Skies Caucus, a group of lawmakers who represent districts dealing with issues related to aircraft noise. In July the House of Representatives adopted a set of amendments to H.R. 2500, the National Defense Authorization Act, including two offered by Rep. Don Beyer (D-VA) and Congresswoman Eleanor Holmes Norton (D-DC) which would address helicopter noise in the National Capital Region.

- Beyer (D-VA), Norton (D-DC) – Amendment No. 69 - Requires DoD to fulfill one of the recommendations of its 2018 report entitled "Report on the Effects of Military Helicopter Noise on National Capital Region Communities" by establishing a noise inquiry website to track and analyze complaints.
- Beyer (D-VA), Norton (D-DC) – Amendment No. 70 - Requires DoD to submit a report to Congress on the frequency of helicopters used for executive travel in the National Capital Region.

## The Connection Library

For events at the Pop Up Library, see the [calendar page](#).

## Crystal City BID Updates

You can [subscribe to our newsletter](#), follow us on twitter or instagram (@ccbid), and Like Us on [Facebook](#) for the most current information.

### **Food Truck Thursdays has a new second location!**

The Crystal City BID is excited to announce that we have added a second location starting in September! Your lunchtime food fix is right around the corner and the most exciting food adventures away you! [Airport Plaza II](#) (2611 Richmond Hwy) Dates: Thursdays, September 5 - October 31, 11 a.m. - 2 p.m. This new location is perfect for anyone who lives or works on the southern end of Crystal City or in Potomac Yard-Arlington! Sign up on [www.curbsidekitchen.com](http://www.curbsidekitchen.com) you will receive weekly reminders of food truck schedules and menus. Sign up today!

\*\*Please note, this is NOT replacing the existing Food Truck Thursday location at the plaza and lot at 220 20th Street S.

### **Crystal City Oktoberfest**

[Crystal City Oktoberfest](#) is back for its second year with a new and improved format! Hosted by the Crystal City Business Improvement District, in partnership with New District Brewing, this year's event will feature a selection of local beers, live entertainment, and a variety of food trucks and vendors serving traditional German fare.

Thanks to New District Brewing, this year's Oktoberfest will include custom-made beers brewed specifically for the event. In addition to the four custom brews – available only during Crystal City Oktoberfest – each participating brewery will have their most popular regular offerings available for attendees to enjoy.

Ticket holders will receive a full-sized custom mug and drink tickets redeemable for all four exclusive beers. VIP tickets will include early admission and additional drink tickets. As an added incentive, the BID has partnered with Nift to give each ticket buyer a \$30 Nift gift to another local business!

[Tickets are on sale now!](#)

### **Lecture: The Civil War Defenses of Washington**

Monday, **September 9**, 3:00–4:30 p.m.

Auditorium, Arlington Central Library

National Park Service Ranger Steve Phan will talk on the fortifications built to defend Washington, D.C., during the Civil War, 1861-1865. Co-sponsored by the Arlington Public Library and Encore Learning.





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Established January 28, 2014

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**Or send a check for \$10 to:**

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