



Newsletter
No. 12, 2019

December 2019

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

Facebook: <https://www.facebook.com/crystalcitycivic/>

Inside this Issue:

For Quicker Updates on Issues and Events

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

Civic Association Issues

November General CCCA Meeting and Elections

We had a busy Annual Meeting November 13.

- Congratulations to our four officers elected for two-year terms: Carol Fuller (reelected as President); Zach Komes (Membership Liaison); Jackie Bianchini (Communications Director); and Patricia Heath (Meeting Secretary).
- Voting members approved a resolution requesting "that County staff halt work on the S. 15th Street road and parks projects; that the funds be instead reallocated through the Capital Improvement Plan process to the 18th Street Metro Market Square Park; and that the County conduct a full public process on the design for the S. 15th Street road and parks projects before any further work is conducted."
- Tracy Gabriel, President and Executive Director of the Crystal City BID, explained why and how the BID is expanding to Pentagon City and Potomac Yard/Arlington in the [attached Presentation](#).

- Andy VanHorn and his team of JBG Smith Project Managers provide an excellent overview of current construction and coming plans for development. [You can view the presentation here.](#)

Livability Framework

In late 2018, Amazon announced they had selected the Pentagon City and Crystal City area for their new headquarters, with the intent of bringing approximately 25,000 jobs to the area over ten years. Accordingly, this section of Arlington County is now poised for extensive redevelopment. Although the scale of development presents many challenges, residents from the Arlington Ridge, Aurora Highlands, and Crystal City neighborhoods that comprise this area view this as a unique opportunity to work with the County, community and business organizations, landowners, and developers to plan a better, more livable community.

Throughout 2019, the Arlington Ridge, Aurora Highlands, and Crystal City Civic Associations worked together to develop a [Livability Framework](#). The purpose of this framework is to develop shared values and goals that will achieve a more livable neighborhood. Through a series of workshops bringing together residents with diverse backgrounds and extensive knowledge of their communities and county processes, we examined the many essential elements of such a community and refined these goals into an Action Plan with specific objectives and outcomes we believe are needed to accommodate the expected growth in the area over the next decade. The result of these efforts was presented in an [Action Plan](#) released November 12.

The Action Plan provides community perspective and specific actions to maintain and improve livability in our

neighborhoods. The Plan is designed to work within existing county plans and policies, providing a foundation for community engagement in county planning processes. It identifies near-term improvements that can be implemented immediately, establishes a coherent basis for community input on site plans, and provides vital "user input" for medium- to long-term planning. The Livability workshops explored livability through four themes: Essential Services; Environmental Sustainability; Community Engagement, Arts and Culture; and Multimodal Transportation.

In later discussions, the community began to frame the housing affordability issue and its manifestations in our area as a fifth livability theme. As the discussions progressed, the importance of integrated planning and building community became a critical focus. These workshops and discussions coalesced into a set of unified actions, described in the Action Plan.

It's a "living document" and we welcome feedback to our email address: board@crystalcitycivic.org.

Amazon in Crystal City

HQ2 One Year In: Still-lean Arlington campus has long way to go to rival Seattle

While nearby housing prices have spiked, the office market has tightened, new educational programs have launched and county planners' plates have overflowed as a result of the online and cloud computing juggernaut's arrival, those working and walking around the planned campus have yet to notice much difference. The campus, still yet to see construction, is largely quiet with a tiny minority of planned Amazonians actually reporting for duty.

It's been just seven months since Amazon announced its first handful of HQ2 job openings. As of this month, roughly 200 of those jobs have been filled there, the company said. In its up to \$750 million incentives deal with Virginia — and \$23 million from Arlington County — the company agreed to have 400 employees at the second headquarters by the end of this year. Amazon officials say the company will reach that goal because a number of additional workers have already been hired with start dates before Dec. 31. Plus, the company also lists more than 200 openings on its dedicated HQ2 job website. Long term, Amazon has promised between 25,000 and 37,850 employees in 15 years. So the Arlington HQ2 has some ways to go before it can

physically feel like an equal to the Seattle office, which has some 50,000 workers living in that metro area.

In all, the HQ2 footprint is planned for some 584,512 square feet of leased office shared between 2345 Crystal Drive, 241 18th St. S, 1800 S. Bell St. and 1770 Crystal Drive. Even further in the future, the second headquarters will include roughly 4 million square feet of office split between towers in Metropolitan Park and PenPlace. Construction on those first two towers, roughly 2.1 million square feet in Met Park, is expected to begin sometime in 2021 while PenPlace is slated to deliver further out, in 2025 or later.

To that end, one of the biggest effects Amazon has already had on the region may be in the number of STEM and tech education programs it is promoting in the area, including Amazon Future Engineer, a five-year, \$50 million investment in computer science education nationwide, and AWS Educate, which broadened its partnership with a slew of schools and universities for new cloud computing degrees. And Amazon's own investments in education are eclipsed by what Virginia leaders were willing to shell out — \$1.1 billion toward producing some 31,000 computer science degrees in just two decades.

In the end, HQ2 will take a bit more time. By 2024, the same year Amazon hopes its first 2.1 million square feet at Metropolitan Park, it should count 10,000 HQ2 employees. That would double its current size in four years and, at full count, topple the current largest employer in the region. [Read more here.](#)

HQ2's community benefits start with \$20M for affordable housing

Amazon will give Arlington \$20 million for affordable housing efforts in the first round of community benefits it will provide for its development in Pentagon City. That dollar amount is part of a community benefits package Amazon and its development partner, JBG Smith Properties, negotiated with Arlington County for the construction of Metropolitan Park, its first ground-up office complex in Pentagon City. [Read more here.](#)

Take an exclusive tour of Amazon HQ2's first refurbished leased office space

ABC7 snagged a first look inside Amazon's HQ2. The exclusive tour took us through the tech giant's first refurbished leased office space in Arlington. The colorful and quirky Crystal City offices tower over the control tower at Reagan National Airport. The three floors could hold roughly 450 employees. So far, nearly 200 Amazon employees are currently working in Arlington (some at another office nearby). [Read more here.](#)

Amazon delivers a Pentagon City transportation conundrum

A year after the tech giant's momentous announcement that it would move into Arlington, county planners are gearing up to launch a new study of the neighborhood's transportation options and how an influx of new Amazon employees and residents might change commuting patterns. Arlington officials hope it will help them prepare not only for the growth of HQ2 — which will largely be clustered in Pentagon City itself, with developments at Met Park and PenPlace — but also the slew of new office and residential projects pitched to take advantage of Amazon's arrival. [Read more here.](#)

Amazon picks location for first non-Whole Foods grocery store

Los Angeles is the city where Amazon has decided to open its first grocery store as part of the retail giant's plan to expand further into the food business. Amazon didn't say how its new store would differ from Whole Foods Market, which it bought in 2017 for \$13.7 billion, although job listings posted Nov. 11 describe the site as "Amazon's first grocery store," indicating that it could carry Amazon's brand name. *Hmmm. Are we going to get one in Crystal City too?* [Read more here.](#)

HQ2 One Year in: Did 'National Landing' stick the landing?

It's been one year since the HQ2 announcement, and with it the coordinated airdrop of "National Landing" on an unsuspecting and bewildered population. The public's first interaction with National Landing, a branded area encompassing Crystal City, Pentagon City and portions of Potomac Yard in Arlington and Alexandria, came with a casual mention in the Nov. 13, 2018, press release announcing HQ2, as if the area itself had a water tower and city hall bearing the name. "National Landing is an urban community in Northern Virginia located less than 3 miles from downtown Washington, D.C." the context-less press release boasted, leading a bewildered citizenry and gobsmacked media industry to ask: "What?" So has National Landing stuck? Not really, at least among the common people, according to the folks I interviewed. "I don't think. "I think it's going to take them a long time to have that name truly get adopted." [Read more here. And here's the Nov. 13, 2018, story from the Washington Business Journal.](#)

Crystal City in Development

JBG Smith Development Timeline

- Ongoing Construction at Central District Retail 1550 & 1770 Crystal Dr; Key Completion Milestones:
 - - Crane Removal April 2020
 - - Top Out April 2020
 - - 15th Street Sidewalk August 2020
 - - Crystal Drive Sidewalk September 2020
 - - Crystal Drive Travel Lane September 2020
- 1900 Crystal Dr is scheduled for SPRC #3 on 12/19; 12/19; County Board consideration Feb 2020
- Riverhouse Apartments - on 7/22, an application for revisioning was submitted;
- 2121 Crystal Dr (Dining in the Park) – 4.1 approved, minor site plan amendment forthcoming
- Preliminary 4.1 applications for 2000 & 2001 South Bell, 223 23rd St. & 2300 Crystal Dr, and 2525 Crystal Dr were submitted on 10/1;
- Preliminary 4.1 application for 101 S. 12th St submitted
- In total, these projects consist of ~5M sf of new development, including: – ~4K apartment units; – ~800K sf of commercial office; – ~330K sf of ground floor retail

Transportation Plans for Remaking 15th Street

The County plans to redevelop 15th Street as a crossroads with the new Clark-Bell connection currently underway. Unfortunately, this plan includes a median strip "cum park" between the east- and west-bound lanes of 15th Street that we have long and repeatedly protested as useless, ever since the Sector Plan negotiations prior to 2010. The County Planning process has been seriously flawed. After CCCA voting members at our November 13 Annual Meeting approved the resolution quoted above, we learned that a compromise solution may be in the making by the end of the year. We will keep you informed.

HQ2 One Year in: Arlington County strains to handle the business boom

This is a restricted Washington Business Journal article but here are the highlights:

A full year after Amazon.com Inc. announced that it would set up shop in Arlington, there's little doubt the company has drawn the sort of surge in business and development interest that local leaders promised as they pursued HQ2 — but all of that activity has also put a

strain on the local government as it prepares for the tech giant's arrival. How can they make space for a huge new neighbor when the tax revenues the company has promised have yet to materialize?

That dynamic has been at play most frequently in the reinvigorated debates around development. Amazon's impending arrival has convinced developers (JBG Smith Properties, in particular) to pitch a flood of new projects designed to house Amazon employees and businesses that want to locate close to the corporation, a welcome change for county officials eager to see Crystal City and Pentagon City get a facelift.

But that's challenged the county government, which has to find the staff not only to process new site plan applications, but also convene community dialogues about the large projects. Consider that the county generally processes about a half dozen site plans per year — it's seen 19 applications in the year since Amazon announced it was moving in, not counting the company's massive plans for Pentagon City. Community activists say they've seen firsthand that the surge in new development has challenged staff.

The question for many Arlingtonians is whether the county will allow that rapid pace, and resulting strain on staff, to drive changes to the government's notoriously deliberative community engagement process. But given some local leaders' early experience with the committee process for Amazon's first new buildings on the Met Park site in Pentagon City, there's lots of skepticism about the future.

Dorsey and Schwartz are both cautiously optimistic that the county could feel some of that positive momentum as soon as fiscal year 2021. The county manager believes it could still take a year or two before Arlington really feels the benefits of Amazon's presence, but he admitted that he's "less agitated" as he starts early spending calculations following a few years of tight budgets.

Community leaders hope that Arlington will use those new resources to coordinate a more holistic planning process for Amazon's new neighborhood, rather than just examining each new development in isolation. It's a problem that many neighbors have complained about for years, arguing the county isn't doing enough to study and mitigate the ripple effects of new construction.

JBG Proposes Another Crystal City Development

The top property owner in the so-called National Landing area (Crystal City, Pentagon City and Potomac

Yard) revealed plans November 19 for a new office building, just down the street from Amazon's planned HQ2. The building at 101 12th Street S. will replace a sparsely-used open green space the company owns near Long Bridge Park, on the northern end of Crystal City.



The development is expected to include a nine-story "trophy" office building with 5,000 square feet of street-level retail, underground parking and a new "expansive park space." (Note: The building, included in the 2010 Crystal City Sector Plan but long delayed, will likely affect views of the Washington Monument from the Waterford House Condo building.) [Read more here.](#)

Crystal City's 'restaurant row' hopeful after Roseland, county planners strike compromise

Arlington County planners and the owner of the Crystal House apartments have struck a deal to turn one of the four proposed buildings in its 798-unit expansion over to



the county for affordable housing and public parking. It's a change that has brought some hope to owners and

operators along Crystal City's restaurant row of 23rd Street, who, for the last few weeks, have criticized New Jersey-based Roseland Residential Trust's plan because it could have reduced access to parking spaces the merchants said they need to stay viable. The deal, which the Arlington County Board must approve, would essentially OK all of the buildings and units that Roseland has requested. But, after board approval, Roseland would give the county the undeveloped land where Building Five is to stand. [Read more here.](#) (Note: **The three civic associations have expressed concern that the planning process for this site has been flawed and that this deal will limit affordable housing options. As a result they are looking for a delay of approval by the Planning Commission 12/4.**)

Long Bridge Project

In October, the Long Bridge Project had a meeting on the proposed EIS. This is the construction of a 2nd Long Bridge and a Pedestrian/bike bridge. This project impacts Long Bridge Park in several ways:

1) It would create a path over the GW Parkway to the MT Vernon Trail.

2) This path would continue across the Potomac to a current overflow parking lot for the Jefferson Memorial.

3) A small part of the park would be needed for the 2 new railroad tracks. This is at the very northern end of the park and is not currently (even with Phase 2) programmed.

4) Construction will be very noisy and may impact the park. The construction may require parts of the park to be closed for as long as 4 years. (They have to connect the path to the park).

Boundary Channel Open House

Please join us on **December 5** for the community open house on the Boundary Channel Drive/I-395 Interchange Improvements project.



The project will significantly improve mobility and multimodal safety & access at the interchange, as well as provide a connection to the Mt. Vernon Trail. Stop by 251 18th Street in Crystal City from

4:30-6:30 pm to learn

about the "accepted" concept and share your feedback about the new interchange design. Project staff from Arlington County and the Virginia Department of Transportation will be on hand to answer questions and discuss next steps. If you are unable to attend the meeting, documents and materials shared will be made available on the [project webpage](#) after the open house.

Work on Long Bridge Park Phase 2



As of November 16, the work seems to be on schedule and on budget. Erik Beach at the Crystal City Citizens Review Committee on October 23, said "We are on time and on budget". Since then work has continued and the building has most of the roof completed.

JBG Smith's RiverHouse expansion faces pushback from Arlington officials, neighbors

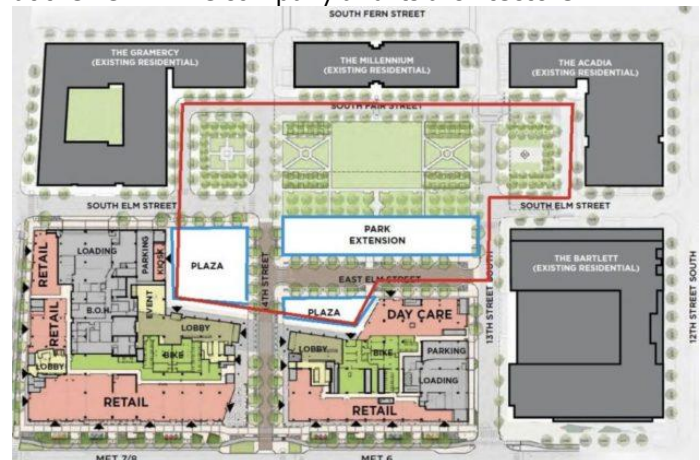
JBG Smith's plans to add nearly 1,000 new housing units to its RiverHouse Apartment Complex in Pentagon City, not far from the future home of Amazon's (NASDAQ: AMZN) second headquarters, now look to be in trouble. Arlington officials and neighbors are pushing back

against the developer's proposal to build two new six-story apartment buildings alongside hundreds of townhomes and "two-over-two" units to accompany the two existing buildings on the 36-acre property, which sits at the western edge of the neighborhood across South Joyce Street from the Pentagon Row shopping center.

The county is chiefly concerned about the increase in density on an already packed site. RiverHouse is already the fourth-largest apartment complex in Greater Washington, with a total of 1,670 units near the intersection of South Joyce Street and 15th Street South. Neighbors are similarly spooked about JBG Smith's proposal, arguing it would eliminate some of the area's scarce open space and overwhelm Pentagon City with new residents. Many already harbor doubts about how Amazon's incoming army of employees will affect the area's transportation network.

Amazon to Fund Revamped Park from High Line Designer

Amazon plans to pay to completely revamp the "central park" next to its future HQ2, with a well-known designer at the helm. The company and its architecture firm



presented the latest plans for its permanent headquarters in Pentagon City to the Arlington Transportation Commission November 25, ahead of a Planning Commission meeting December 2 and an expected vote by the County Board on December 14. The county is expected to launch a master plan process for the park early next year, seeking community input on planned changes, according to Brian Earle, the lead architect of HQ2. Leading the design process will be James Corner Field Operations, the noted designer of New York City's High Line. After discussion of planned bike lanes, parking, pedestrian access and other issues, the Transportation Commission voted 10-1 to recommend the project for County Board approval.

[Read more here.](#)

County Looking to Remove Road Connected to Amazon's Pentagon City Development

Arlington is considering removing a planned section of road in the Metropolitan Park site in Pentagon City, the future home of Amazon's permanent HQ2. The Arlington County Board will vote during its meeting this Saturday, November

16 on the first step to nixing a stretch of 14th Road S. that was supposed to one day extend eastward on the lot that now slated for the first phase of Amazon's headquarters plan. Officials say the road no longer necessary now that Amazon is moving in. The 14th Street segment was originally planned to "connect South Elm Street to a private court at the rear of two planned residential buildings" once envisioned on the site almost two decades ago, per a staff report to the Board.

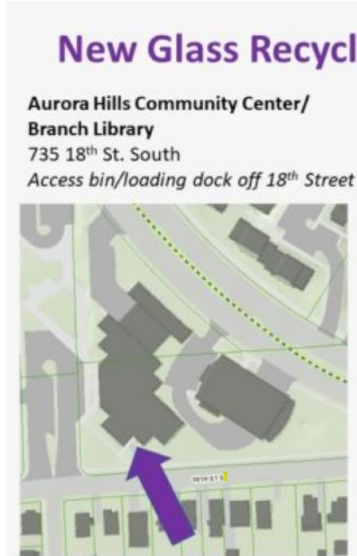
[Read more here.](#)

Glass Recycling at Aurora Hills Library Now Open

Residents are now formally asked to keep glass out of single-stream "blue cart" recycling collected weekly at the curb. (Other troublesome items to keep out of the

blue carts: plastic bags, shredded paper, wire hangers and garden hoses. Try the County's Where Does It Go? database for a particular type of item.)

Glass placed in County drop-off bins is transported to Fairfax County, where crushing machinery servicing multiple jurisdictions turns bottles and jars into sand and gravel used in area paving, construction



and landscaping. Arlington residents have placed some 200 tons of glass in the Quincy and Trades recycling bins since their debut.

Aurora Hills Community Center, Access at the loading dock on 18th St. S. We now have a glass-only collection bin at the community center, where you can drop off used glass jars and bottles. The holes in the sided of the collection bins are sized to allow bottles and jars while

keeping out larger items that could contaminate the loads. [Read more here.](#)

Arlington Could Be Extending the S. Hayes Street Protected Bike Lane

The county posted on its website that intends to "rebuild 18th Street South between Fern and Eads Streets in



order to continue the existing South Hayes Street protected bike lane further east." Designs on the website show the current unprotected bike

lanes being converted to protected lanes without a loss of vehicle travel lanes. Additional pedestrian-safety upgrades are also planned. [Read more here.](#)

Four Mile Run Wetlands Bridge Open



The bridge opened on Sunday, Nov. 24. The 120-foot bridge is the final link in a one-kilometer loop through the Four Mile Run Park. The trail currently dead-ends at the

bridge, but once opened, will connect the park to Route 1 and the Mount Vernon Trail.

Potomac Yard Metro Finishes Permitting, Moves Into Construction Phase

With the acquisition of a Clean Waters Act permit, the Potomac Yard Metro station has been cleared to start construction. On Nov. 15, the Army Corps of Engineers



issued the final permit required for construction on the Metro station to start in the wetlands, staff said at a Nov. 19 meeting.

After the announcement, staff laid out a new timeline for construction work to begin over the next few months, after a series of delays. On Monday, Dec. 2, work will start on placing fill at the site. The following Monday, Dec. 9, pile driving is scheduled to start. Staff said this will take approximately three weeks to create 60 piles. By March, city staff said concrete will start being poured for the foundation of the Metro station.

Construction is expected to last a little over two years, with an opening scheduled for March 2022. [Read more here.](#)

New Irish Pub Now Open in Crystal City

Crystal City is no longer without an Irish pub. McNamara's Pub & Restaurant (567 23rd Street S.) opened two weeks ago in the former Fiona's Irish Pub space, featuring plenty of Irish beer on tap including varieties of layered Guinness drinks. [Read more here.](#)

New Healthy Gelato Shop Coming to Pentagon Row

Health-oriented gelateria Amore Congelato features gelato sweetened with agave nectar and natural ingredients. It is scheduled to have its grand opening at 1201 S. Joyce Street on December 21, according to its website. Amore Congelato's slogan is "slim ingredients, fat tastes." [Read more here.](#)

Arlington County Issues

County Board Signals No Real Estate Tax Rate Increase in 2021

The Arlington County Board instructed the County Manager November 19 to include no real estate tax rate increase in his Proposed Fiscal Year 2021 Budget, and to provide more money for affordable housing. The Board also directed the Manager to propose "long-term efficiencies and improvements in service delivery that will continue beyond FY 2021," and said that any new programs, or expansion of existing services, should be funded by increased revenue, including fees or re-allocations." The Board's guidance followed a more upbeat financial forecast for FY 2021 compared to recent years from County Manager Mark Schwartz at the Board's Tuesday, Nov. 19, 2019 Recessed Meeting. [Read more here.](#)

Emphasizing funding affordable housing, preventing displacement

The Board directed the Manager to include options for increasing funding for the County's Affordable Housing Investment Fund (AHIF) by at least \$3 million, \$5 million, and \$9 million above the FY 2020 level of \$16 million by using both ongoing and one-time funds. AHIF, a revolving loan fund, is the County's primary vehicle for funding affordable housing. The Board asked the Manager for recommendations for how an increment of

new AHIF funds or other housing funds could be used to support the housing needs of residents making less than 30 percent of the Area Median Income (AMI). [Read more here.](#)

Fiscal Year 2019 Budget Close out

The Board also voted unanimously to close out Fiscal Year 2019's budget and allocate \$23.2 million that is not needed for reserves, restricted funding, allocations already approved by the Board, or needed for projects that straddle multiple fiscal years. More than half the carry-over funds were set aside for FY 2021 budget deliberations. [Read more here.](#)

Shared Mobility Devices (SMDs):

On November 16, the County Board decided to adopt the full recommendations of the Transportation Department on SMDs, including the controversial permission for e-Scooters and eBikes to ride on sidewalks where no protected bike lane exists. .



"Motorized scooters and skateboards will have a top speed of 15 miles per hour, and e-bicycles will have a top speed of 20 miles per hour on streets and trails. When

operating on public sidewalks, the top speed of all the devices is restricted to six miles per hour. The devices will not be allowed to operate on sidewalks where a protected bicycle lane is available and may be prohibited from other sidewalks." ***Note This clearly leaves the particularly dangerous sidewalk area on Crystal Drive from 23rd to 12th Streets vulnerable for pedestrians since there is no protected bike lane anywhere on its length and no bike lane at all from 15th to 12th Streets. The Board did leave some discretion to the County Manager to prohibit sidewalk use when he deems it necessary. We have followed up with a letter to the County Manager, asking that SMDs not be allowed on sidewalks from 23rd to 12th Streets.***

Kicking Off Budget Season

It's [Budget Season](#) in Arlington! The County has a [new engagement tool](#) to make it easy for you to get involved, provide input and inform decisions. Share your thoughts about Arlington, give ideas for promoting diversity & inclusivity, and [even play budget director — get started now!](#)

Weigh in on the County Budget

From now through July 2020, you will have multiple opportunities to provide input and inform decisions about the County's operating budget and capital budget.

The County's new engagement tool makes it easy for you to get involved. You can share what you think about Arlington, give your ideas for promoting diversity and inclusivity, and even play budget director—all in less than one minute.

Your first chance to weigh in is by providing input on the operating budget, which is where we lay out the spending plan for County programs, services and administration for the fiscal year that starts July 1, 2020.

Through early December, County Manager Mark Schwartz is seeking public input as he develops his proposed budget to present to the County Board in February.

In early 2020, we'll be looking for your input on the County's 10-year Capital Improvement Plan (CIP), which outlines investments in County facilities, equipment, and infrastructure. This includes libraries, parks, community centers, technology systems, and water, sewer, stormwater and transportation infrastructure, among others.

The County Manager will be presenting his proposed CIP to the County Board in **May**.

Officials Expect Arlington's Office Vacancy Rate to Keep Dropping Next Year

Arlington's office vacancy rate could drop below 15% next year as business continue to move to the area, according to some local experts. Leaders of commercial real estate Avison Young and Arlington Economic Development (AED) said there is likely to be continued progress in Arlington's long-standing struggle with a high number of empty office spaces. [Read more here.](#)

The 2020 Census

One of the most important events of 2020 is the Census, which every 10 years counts everyone living in the country, regardless of immigration status. A fair and accurate count is at the heart of our democracy and is the basis for determining legislative representation, helps plan for needs and services, and is the basis for federal funding. As a result, Arlington receives millions of federal dollars for transportation, public safety, education, health and human services, and more. An invitation to participate will be sent to every address in Mid-March, and you can participate online, by phone or with a form. The count date is April 1.

Arlington County's Housing Director Is Retiring

Just a few months into the county's "[Housing Arlington](#)" initiative, Arlington's Housing Director is retiring. David Cristeal is stepping down after 15 years with the county, including six as Housing Director.

Cristeal was elevated to the position in 2013 after a nationwide search. His last day was November 15. [Read more here.](#)

DON'T PARK IN BIKE LANES!

More than 300 instances of vehicles blocking bike lanes were counted in one day in Crystal City and Rosslyn using the new "How's My Driving" app, created by Mark Sussman. A map of the violations shows Crystal Drive and Lynn Street in Rosslyn consistently blocked, says Sussman. Despite some efforts, the county has long struggled to enforce the violations, while activists are pushing for more protected bike lanes. However the police are beefing up enforcement, so you have been warned!

Proposed Flight Path Changes (Alert)

The Federal Aviation Agency (FAA) earlier this year announced plans to adjust National Airport flight paths to avoid parts of the federal no-fly zone around D.C., to "address Secret Service concerns." But Congressman Don Beyer (D-Va.) says the new paths means more noise. The changes would adjust northbound departing planes at DCA's Runway 19 to fly further westward. This would push more planes over land in Arlington — a plan residents fiercely criticized when it was first proposed three years ago, echoing long-standing concerns about the sound shaking homes and interrupting sleep as airlines switched to new navigation techniques to optimize routes, resulting in more flights early in the morning and late at night.

The FAA presented the same proposal again this past June, announcing the changes would go into effect in August to quell concerns from the Secret Service about planes zooming too close to the Lincoln Memorial and the White House. However, Beyer says the agency failed to consult the Reagan National Community Noise Working Group about the idea.

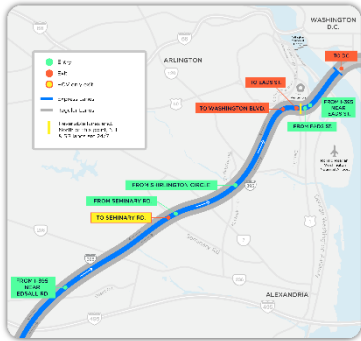
Beyer, who represents parts of Alexandria and Arlington, wrote [a letter October 24](#) saying he understood the need to prevent planes from flying into federally restricted airspace, but noted that he remained "concerned about the process — specifically, the failure to give meaningful consideration to community interests — involved in a decision that will further concentrate the airplane noise in Arlington, Virginia."

On Nov. 4, 2019, the Arlington County Board sent a letter of opposition to the Federal Aviation Administration regarding proposed changes to flight procedures at Ronald Reagan Washington National Airport (DCA). [Read the detailed letter.](#)

Other Issues

395 Express Lanes Now Open

The 395 "hot lanes" opened November 17. The 395 Express Lanes run from near Edsall Road in Fairfax



County right up to the 14th Street Bridge in DC. All drivers will now require an E-Z Pass or E-Z Pass Flex to access the Express Lanes. Like the rest of the network, tolling and HOV-3 rules will be in effect

24/7, 365 days a year. The redesigned interchange at S. Eads Street will bring quicker access to the Pentagon and Pentagon City, but it may take drivers some time to adjust to the new traffic patterns. There will be two ramps to exit the northbound 395 Express Lanes to S. Eads Street – one ramp to the Pentagon and another ramp to Pentagon City. If exiting to the Pentagon, remember to stay left. New traffic lights will also go into effect. If drivers have more questions about the 395 Express Lanes website, call at 1-855-495-9777, Monday through Friday, 7 am - 7 pm, or connect on Facebook or Twitter.

Video: Progress on Memorial Bridge Construction As Project Reaches Halfway Point

The Memorial Bridge rehabilitation project is halfway



complete. The National Park Service released a new [video](#) highlighting work so far on the \$227 million project,

which kicked off last fall. The video notes that the bridge is "a symbolic link between north and south" and "a symbolic entrance to our nation's capital."

National Airport Project Journey

After months of steel assembly, construction crews are in the process of installing glass panels inside Terminal B/C and on the new concourse building. While the function and type of glass being used for the projects differ, each will allow customers to take in the sights they have come to enjoy when visiting Reagan National. Customers walking through Terminal B/C may notice the

first segment of glass has been mounted between one pair of steel columns on the Ticketing level. The glass will serve as a divider between pre-security and post-



security space that is being reconfigured as part of Project Journey. A total of 33 segments, each comprised of seven laminated

glass panels, will be installed.

On the site of [the new concourse](#), exterior glass panel installation is well underway. The insulated glass panels were selected to meet energy efficiency requirements and include sunshades and fins that help to reduce glare. The panels will surround the new concourse and the 500-foot walkway connecting it to Terminal C. Each panel is manufactured offsite and typically measures 8-feet wide, but varies in height and weight. The panels match those used when constructing Terminal B/C. Crews will use more than 630 panels to frame the building.

When construction of [new security checkpoints](#) is complete, passengers walking through National Hall will still be able to enjoy the breathtaking views of the airfield they have come to love. And passengers using the new concourse can take in sights like the Potomac River and Washington, D.C.

Curtain raises on plan for Virginia Tech campus, Regal Potomac Yard redevelopment

JBG Smith Properties and Lionstone Investments have filed a concept plan for the initial phase of the North Potomac Yard overhaul, to include the Virginia Tech Innovation Campus and a host of additional new development where a Regal movie theater currently stands. From the university's planned \$1 billion campus to the future Potomac Yard Metro stop will be 1.9 million square feet of residential, office, academic and retail space, according to the application filed with the city of Alexandria for this 18.77-acre portion of Potomac Yard (this initial concept does not include the big-box Potomac Yard Shopping Center, which is also slated for redevelopment). [Read more here.](#)

GRUMP

GRUMP is back for its 9th year, returning to The Shops at Crystal City at 2100 Crystal Drive **Dec 14, 2019** – Sat 11:00 A.M. - 4:00 P.M. GRUMP Crystal City is where you can shop local from 50 exciting artists and makers and stop for a photo op with one of our many Yetis! Doors open at 11 am and the first 250 shoppers will receive a free GRUMP tote bag. Why spend time in lines at

cookie-cutter malls when you can meet local vendors selling everything from handmade toys to letterpress cards. An added bonus is meeting the people who make the things that you buy, hearing their stories, and getting inspired yourself. GRUMP Crystal City will also have a full day of creative workshops that will encourage you to MAKE SOMETHING AWESOME! [Read more here.](#)

Miracle on 23rd Street

December 6 5:30PM – 7:30PM; 750 23rd Street South. Join Melwood to kick off the holiday season with Miracle on 23rd Street, a festive tradition in Arlington for more than 50 years. Join your neighbors from Crystal City and around the DC area for the traditional lighting of the Christmas tree and the much-anticipated arrival of

Santa, escorted by the Arlington's Police and Fire Departments. Festivities include:

- Free pictures with Santa
 - Face painting
 - Virtual Reality Booths
 - Treats and hot cocoa with your family and friends.
- And don't forget to bring your canned good to donate to the Arlington Food Assistance Program!

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@cctbid), and Like Us on [Facebook](#) for the most current information.

CCCA OFFICERS

Contact us:
board@crystalcitycivic.org

President	Carol Fuller
Vice President for Policy and Planning	Judy Freshman
Meeting Secretary	Patricia Heath
Treasurer	Eric Cassel
Communications Director	Jacquelyn Bianchini
Membership Liaison	Zach Komes

Established January 28, 2014

Join on our website:

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

Or Renew Your Membership

Pay through PayPal Or

Or send a check for \$10 to:

Eric Cassel
Treasurer, CCCA
1300 Crystal Drive
Arlington, VA 22202