

Livability 22202

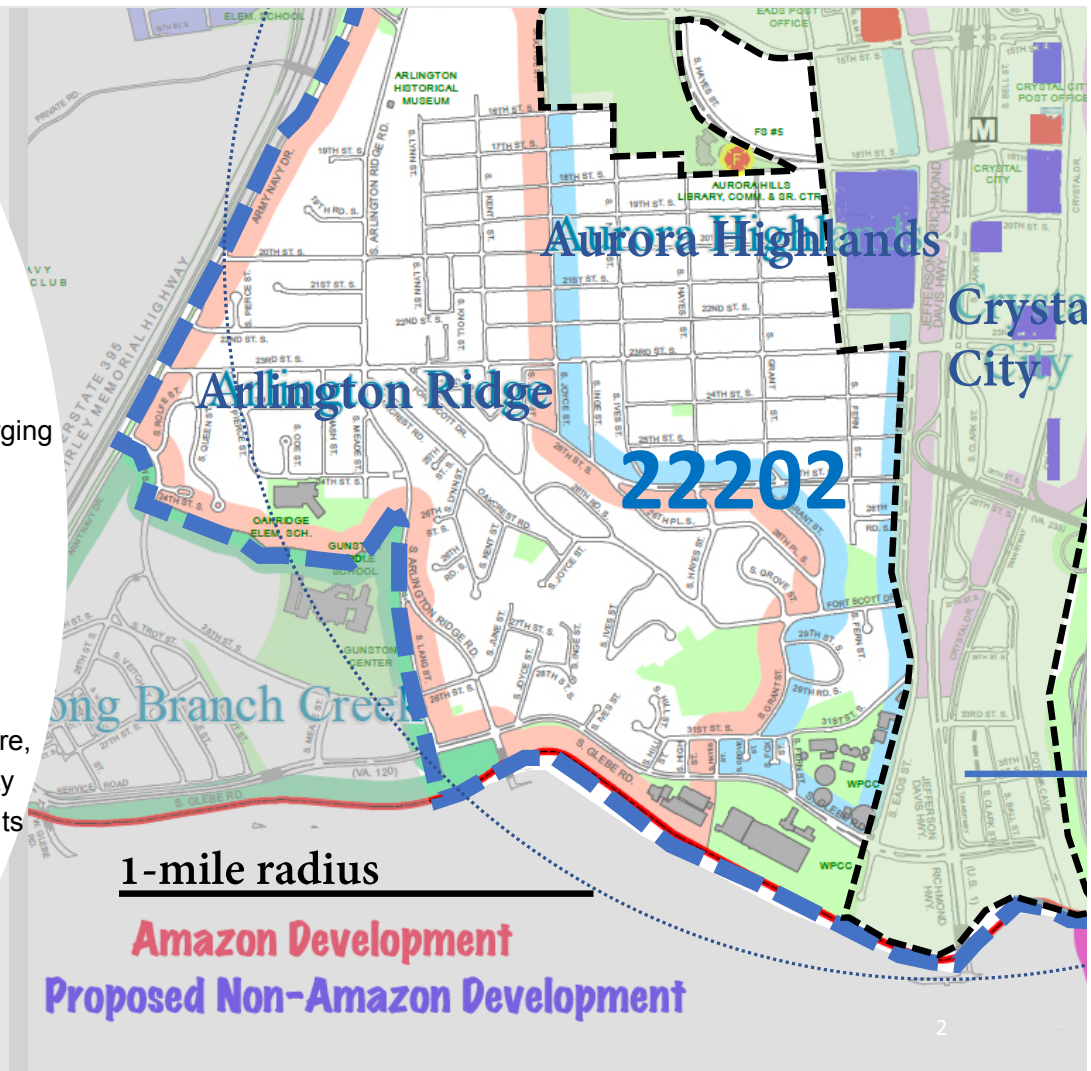
Developing better, more livable neighborhoods in and around Pentagon City and Crystal City.



Livability 22202 Context

- Bounded by I-395, Four Mile Run and the Potomac River
- Diverse residential environment with well-established and emerging neighborhoods.
- Technology hub transitioning from federal government focused work to a more commercial mix. Hit hard by BRAC, Great Recession
- Crystal City Sector Plan (2010), Pentagon City PDSP (1976)
- Millions of sq ft of development moving into planning cycle
- Legacy of large privately owned superblocks, aging infrastructure, lack of open space, limited community facilities, and connectivity issues impede ability to foster a vibrant community and realize its

Future economic potential	000	59,100	78,700
Rt 1 Corridor	17,400	21,200	32,100
Columbia Pike	36,000	42,200	68,700
Other areas	107,300	115,800	121,700
Arlington Cty	207,700	238,300	301,200



Livability Priorities from the Action Plan

- Address Housing Affordability
 - *Consider housing affordability across our entire community, bringing equitable housing security to all residents*
- Provide Essential Services Across the Community
 - *Centrally located, walkable library, community center, and elementary school spaces, Daycare, Dog Parks, & Urgent Care*
- Foster Environmental Sustainability
 - *Advance sustainable building design practices, Open Space, Community Gardens, Biophilic approaches*
- Encourage Engagement, Arts and Culture
 - *Arts and performance spaces, Design for community building, Full time senior center, Community programming*
- Extend the Multi-Modal Transportation Network
 - *Integrated pedestrian trail network, Bike Element, Short journey options, Improve Rt 1 East-West connectivity, Improved multi-modal options within & beyond 22202*



Open Space

- **Vision:** Community open space is key to achieving several livability priorities, including environmental sustainability, biophilic design, connected open space, eco-corridors, and community-building
- **Events:** Workshop 2/22/2020 and 12/2020 Report: 65 residents and experts discussed 4 topics:
 - **Connecting residents to the natural world and enhancing biodiversity throughout 22202**
 - **Re-envisioning Virginia Highlands Park as the backyard for the Pentagon City community**
 - **Developing a holistic approach to planning Crystal City Parks**
 - **Exploring the possibility for a nature trail extending from Roaches Run Waterfowl Sanctuary through the wooded parcel along the George Washington Parkway to the southern end of Crystal City**
- **Accomplishments:**
 - Integrated Pedestrian Map: design of biophilic green pathways throughout 22202
 - Design and Naming Map for better utilization of Virginia Highlands Park
 - Highlands Urban Garden (HUG): donation of produce
 - Roaches Run Clean Up Day April 17, 2021
 - AHCA Softball Field – Community Activation
- **Challenges for the future:**
 - Promote with County a network of green corridors and parks to connect residents to nature in 22202
 - Campaign for ecological infrastructure in Roaches Run with NPS
 - Lobby for a walking trail from Roaches Run to the airport overpass
 - Help design 5 new parks in Crystal City (connected to JBG site plans)
 - Promote Master Plan for Virginia Highlands Park



Housing Affordability

- Livability Workshops: Held January 25 and March 7, 2020
- Recommendations
 - Avoiding displacement
 - Developing new and diverse affordable housing
 - Developing new and diverse market rate housing
 - Building community
- Current Focus: Missing Middle Study Participation
- Challenges: Activating the recommendations

Driving the Concerns, Identified Barriers to Housing in 22202

- The *history of exclusionary zoning* and inadequate long-range planning
- A *lack of political will* from elected and corporate leaders
- *Market forces*—the popularity of our area and development dynamic
- *Policy limitations* on developing supply
- A *lack of resources* to fill diverse housing needs
- *The need for a coalition* to make housing a priority.

Outcomes, Proposed Solutions for Public and Private Actors

Avoiding displacement:

Provide assistance for at-risk renters and owners ♦ Encourage owners and co-ops to provide affordable housing to a spectrum of individuals ♦ Create state-wide just cause affordable rental ♦ Broadly educate about displacement risks.

Developing new and diverse affordable housing:

Encourage partnerships between community organizations and housing development funding for Affordable Housing Investment Fund (AHIF) ♦ Leverage County zoning and land purchase ♦ Increase outreach to community leaders, build capacity for affordable housing.

Developing new and diverse market rate housing:

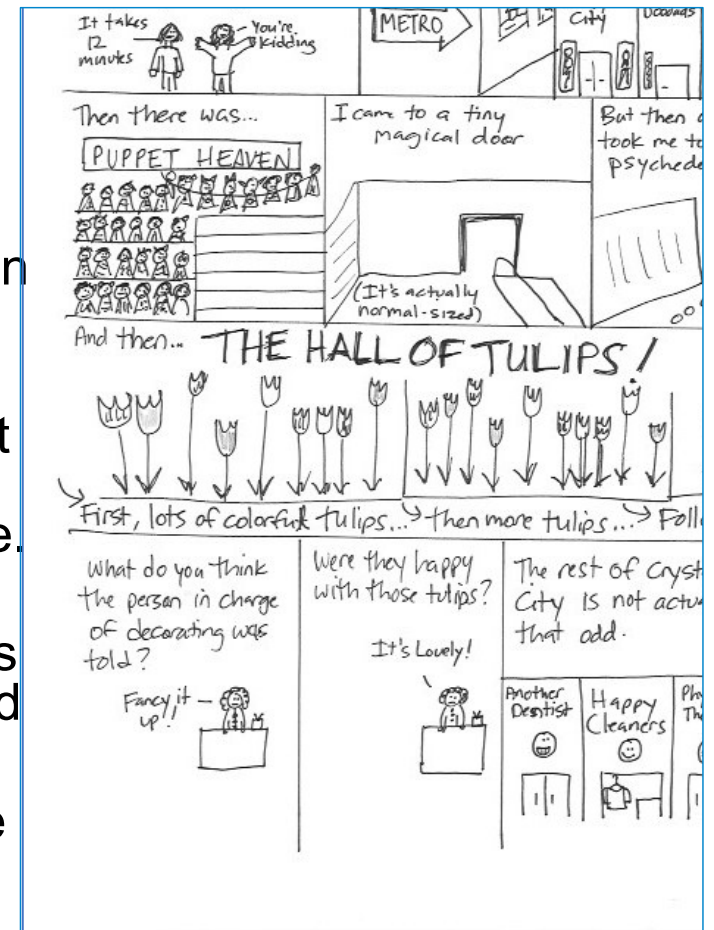
Encourage new production along existing and potential transit corridors and transit tools to permit more density, with design elements aligning with neighborhood scale ♦ Identify areas within single-family zoning blocks that may be appropriate for higher density housing ♦ Develop more housing options for seniors ♦ Identify fallow sites that could be better used for housing ♦ Modify parking standards that drive up the cost of housing.

Building community:

Use county institutions to foster a cross-22202 planning culture across all the community associations, using SPRCs to address more holistic thinking ♦ Create both public and private spaces for community building, including a full-scope community center ♦ Improve planning processes to better include renters in the community, particularly barriers to inclusion for those with high-rise residents.

Underground

- Underground Challenge: Virtual competition to re-envision the underground
- As a result of the challenge we presented some solutions to JBG, the owner of almost all of the Underground. The idea was to create nodes of uses with a common theme.
- JBG is doing a major study of the retail and we are expecting a report shortly. Covid has had a horrid impact on the underground and we are very worried.
- We hope to get back on track for innovative solutions.



Route 1 At-grade Study

- VDOT study of lowering northern part of Rt 1 to grade – 18th and 15th
- Goals include creating an “Urban Boulevard” and uniting community
- VDOT looking at 6 or 7 lanes for Rt 1
- Concerns
 - Excludes 23rd Street and southern part of Rt 1 from study – this must be included
 - Eliminates safe E-W underpasses at 15th and 18th Streets – forcing pedestrians to cross traffic instead
 - Frees up about 4 ac for development – will this be commercial or public?
 - Significant amount of thru traffic forcing tradeoffs that affect community – VDOT has to address commuters to DC
- Community associations want safe ways to cross Rt 1





Livability2202 Focus for the Remainder of 2021

- Route 1 Feasibility Study: Ensuring safe pedestrian and cyclist access across Route 1
- Open Space: Codify the 2202 Connectivity Map in Pentagon City and Crystal City plans, Support Crystal City parks as they move through planning and design
- Pentagon City Planning Study
 - Open Space - esp VHP, Community Facilities, School site, Connectivity
 - Housing Affordability options
 - Balancing increased density and traffic with Livability priorities
- Crystal City Height Study

The Covid pandemic has reminded us of the importance of community, and the degree to which our built environment must support and enable the priorities of well-being in our daily life!

Livability 22202

Developing better, more livable neighborhoods in and around Pentagon City and Crystal City.

Arlington Ridge Civic Association: Arthur Fox (President), Sandi Amendola, Lauren Bailey, Maggie Gaffen, Bob Hyde

Aurora Highlands Civic Association: Scott Miles (President), Natasha Atkins, Ben D'Avanzo, Michael Dowell, Miriam Gennari, Jane Green, Kari Klaus

Crystal City Civic Association: Carol Fuller (President), Eric Cassel, Judy Freshman, Zach Komes, Barbara Selfridge

Advisory Members: Christer Ahl, Susan English, Jane Siegel, Pam Van Hine

Attorneys: Brian Harner and Leo Sarli, LAB, Inc; Jon Hensley, John Hensley Architects; Isabel Harner, Megan Mack



<http://livability22202.org>

info@livability22202.org