

CRYSTAL CITY INSIDER

The monthly newsletter of the Crystal City Civic Association



July 2021

A MESSAGE FROM THE PRESIDENT

Call for Civic Engagement! We are a very dynamic area, with lots of apartment dwellers coming and going. That means also that our CCCA officers and volunteers come and go! So we are looking for more folks to join us as observers or officers in the CCCA Executive Board. You don't need any special skills, just a little bit of time and a lot of civic interest. It's a great way to get engaged in your neighborhood and learn what's going on. It also really looks good on a resume. Please contact me if you'd like to discuss joining the team in any capacity: <mailto:fullercarols@gmail.com>.

- Carol Fuller, CCCA President

CIVIC ASSOCIATION AND LIVABILITY 22202 ISSUES

Welcome Aaron Bethencourt who has agreed to serve temporarily until August on an appointment as our Membership Liaison.

SAVE THE DATE: July 19 CCCA General Meeting: Plans are still being worked out. But we plan to have JBG Smith to come back to talk about development updates for Crystal City, including their draft revised plan for 223 S 23rd Street and 2250 Crystal Drive. Virginia Tech has agreed to come talk about their plans for Potomac Yard. VP Chris Wimbush will also explain the work the Civic Federation is doing on exploring a possible new governance plan for Arlington County.

CRYSTAL CITY (AND NEARBY)

Development/Construction Timelines (TBD)

The following timelines are very tentative but will give residents an idea of what to expect and when from a variety of projects. We will go over these timelines at our CCCA meetings as well.

Upcoming Meetings and Deadlines:

- July 9 Feedback deadline (see below) for:
 - 15th Street/Clark Bell Realignment Project
 - Crystal City Bike Study
 - Army Navy Drive PBL Missing Link Study
- July 12 Comment Deadline for VDOT Route 1 Study (see below)
- July 13, LRPC #3 PenPlace
- July 15, 7-9 pm CC2DCA bike/ped path
- July 15, 6:30-8:30, WMATA meeting on 2nd Metro entrance (TBD)
- July 19, CCCA Meeting

- July 28, 7-9 pm, LRPC Crystal City Heights Study (TBD)
- August/September TBD, JBG community meeting on the Future of the Underground

New Issues:

- 223 23rd Street/2250 Crystal Drive site plan; southern end of Block M; revised site plan to be submitted in July; both JBG and Dweck will participate in the first LRPC when scheduled
- 241-251 18th Street renovation of plazas on both sides of 241; under design by JBG; no impact on pending 18th Street park design between current and proposed Metro entrances
- 15th Street/Clark Bell Realignment, 90% design, comment period closes July 9
- Crystal Square Central District Construction/Opening: Staged openings in 2021; [Mah Ze Dahr Bakery](#) opened June 21; *grocery* still not announced but construction underway and may open by late 2021 or early 2022; *Tacombi* Mexican food coming later in fall; *Solidcore* gym 2022; *Alamo Draft House* has announced an opening in Spring 2022
- 2000/2001 S Bell: preparation work for demolition of 2001 Richmond Hwy started April 12 with the Underground from 20th to Crystal City Shops closed; demolition of the tower starts end June or early July and Underground passage will close for about 3 years
- 2450 Crystal Drive minor site plan amendment to construct new internal plaza approved by County Board June 19
- PenPlace Amazon HQ2: LRPC process has started; target completion end 2025; County-run park master plan review started May 12; LRPC #3 scheduled for July 13
- CC2DCA: engineering firm hired in March to prepare a draft environmental impact statement by 2023, setting it up for a final approval from the Federal Highway Administration in 2024.
- Long Bridge Aquatic Center: target construction completion/opening summer 2021; County asks that no one walk the grounds since construction equipment is still present

No Change In Information:

- Transitway Extension to 12th Street and 12th Street Complete Project: public engagement fall 2021; Construction on combined projects expected December 2021; 12 months;
- Water Park redesign: approved by County Board March 20; construction may start fall 2021 with target completion winter/spring 2023
- 1900 Crystal Drive construction: 3 years construction to 2024; started mid-April; Center Park and library tied to construction
- VRE Design for New Station: final design 2021-2022; award and construction 2022-2024
- Boundary Channel (VDOT): award contract summer 2021; construction 2022; target construction completion fall 2023
- MetPark Amazon HQ2 and Park: Target construction completion mid-2023
- 101 S 12th Street: approved by County Board December; no construction in 2021 until tenant signed; Gateway Park design when construction finished in 2-3 years
- 2121 Crystal Drive (Dining in the Park) site plan amendment (approved at December County Board); no construction earlier than end 2021 with 2023 opening if a restaurant tenant lease is signed in 2021

Crystal City Benefits from the Newly Proposed Capital Improvement Plan (CIP)

County Manager Mark Schwartz has proposed a \$1.25 billion three-year Capital Improvement Plan (CIP) that focuses on meeting Arlington's existing commitments, increasing infrastructure

maintenance, and beginning investments in long-term plans and programs. The three-year proposal follows a one-year CIP that was adopted last summer as a result of the COVID-19 pandemic. The County anticipates returning to a traditional 10-year plan next year for FY 2023 – FY 2032. A key element is that “Crystal City parks and public space” are included. [Read more here.](#) The County Board is scheduled to adopt the plan on July 17. November 2: Voter consideration of bond referenda.

The complete CIP proposal is now on the County web page in a [280-page pdf document](#). ***There has never before been such a focus on Crystal City, re open space and transportation.*** The Manager has even singled out CC for a ‘special message’ not afforded any other area. To help you skip through and focus on pages of more direct relevance to our area, look for the following pages (as numbered in the pdf): 23-25, 36-37, 45-46, 83-84, 111, 174, 184-185, 190 and 198.

Proposed projects include:

- A new library ~\$1.2 million limited-service library in Crystal City, as early as 2024 as part of an agreement with developer JBG Smith. The county will use community benefits contributions to build a library at 1900 Crystal Drive, where the developer will lease 7,200 square feet of space.
- Funding for two parks in Crystal City, at 18th Street and Center Park ~\$4.6 million.
- Funding for the Crystal City Metro Station East Entrance.--\$90 million.
- Starting this fiscal year, the county will also use a portion of property tax revenues in Crystal City, Potomac Yard and Pentagon City to pay for infrastructure improvements, including the Army-Navy Drive Complete Street project and the design phase of the pedestrian bridge to Reagan National Airport.

In a letter explaining the CIP, Schwartz said the county is investing more in improving transportation and parks and open space in Crystal City as the area develops and Amazon continues to move in. “With the increasing rate of redevelopment in the National Landing area, I have asked staff to convene a near-term review of the parks and open space plans, learning from the **22202 Livability Initiative**, with the objective of being ready for a more comprehensive discussion as part of next spring’s 10-year CIP,” Schwartz said. “In addition, Arlington County is committed to supporting public infrastructure improvements in National Landing.”

Hume School Historical Museum Reopening Ceremony July 4

The Arlington Historical Society will reopen the history museum at Hume School Sunday, July 4. Events start at 1:00 pm with a flag raising ceremony by the boys and girls of Cub Scout Pack #149 followed by welcome words from:

- Matt de Ferranti: Chair of the Arlington County Board
- Patrick A. Hope: Delegate from the 47th District, Virginia General Assembly
- Cathy Bonneville Hicks: President, Arlington Historical Society
- Dr. Mark E. Benbow: Director, Arlington Historical Museum

Inside the museum AHS will launch its newest exhibit on the many layers of history on Upton’s Hill. Visitors can tour the museum and all of its local history exhibits from Native Americans to 9/11. Visitors will also get an opportunity to tour “behind-the-scenes” in the museum to learn more about what’s next in AHS plans to preserve and improve the museum for all visitors. (Currently, the museum’s basement and second floor are not accessible to everyone—one of the many reasons why AHS is working to improve the museum.) **Outside** the museum, we will have a Civil War encampment with reenactors who will show how Union soldiers lived in Arlington during the Civil War

and how they prepared for future battles. Traditional Independence Day foods like hot dogs and apple pie will also be provided to celebrate this special occasion.

This event is free and open to the public at 1805 South Arlington Ridge Road 1-4 pm. See more on the website [here](#).

Construction update: 23rd Street improvements

Crews have started concrete sidewalk and curb and gutter work in front of the 7-Eleven and the restaurants on 23rd Street South between Route 1 and South Eads Street. At the end of May, the contractor paused construction as they work with the County and Dominion to address issues related to a new traffic signal foundation and removal of a lighting pole. [Visit the project page](#).

15th Street/Clark Bell Realignment and Public Engagement

Although the project is now at a 90% design stage, the County held its first public engagement



meeting on June 22. The redesign includes an interim park on the north side of 15th Street from Crystal Drive to Clark/Bell which is being redesigned at 15th Street to a 4-way signalized intersection. The park is an improvement, resulting from strong push back to the original median strip park over a year ago from the CCA, CCCRC, the BID, and local developers. There will be protected bike lanes on both sides of 15th and parking on the south. A

new bike/ped lane will be built on the west side of Clark/Bell from 12th to 15th Streets. A 14th Road from Clark/Bell to Crystal Drive will provide loading access for the Crown Plaza Hotel. A 100% design is planned by winter 2021; procurement in fall 2022; and construction winter 2022 to spring/summer 2024. See the [Meeting recording](#), [Presentation Slides](#), and [Audience Questions and Comments](#).

A public engagement period is now open until **July 9**. See the project page to review [the design plans](#). The link to the engagement form is [here](#).

The Army Navy Drive PBL Missing Link project Public Engagement

The focuses on filling a gap in the bike network between the existing enhanced bike facilities on Army Navy Drive and the planned 2-way cycle track to be implemented as part of the Army Navy Drive Complete Streets project. The project is in pre-concept design, and this engagement is focused on gathering information about how people experience the existing conditions while travelling. The feedback we gather at this stage will help inform a concept design that will be shared in a subsequent round of public engagement later this year. This feedback opportunity is open now, and will be available through **July 9**. The link to the engagement form is [here](#). For more information on this capital project, visit the [project web page](#). Mark Dennis is serving as the PM of this project.

Crystal City Bike Study: 2nd Community Meeting & Online Engagement Opportunity

Based on feedback we received from the first round of public engagement and the interim engagement focused on S. Clark Street, the project team has prepared an updated recommended network for public engagement. [Share your Feedback on the Updated Recommended Network](#) by **July 9**. The project team presented the updated recommended network at a community meeting on June 15, 2021. The short presentation was followed by questions and answers from attendees. See

the [Meeting Recording](#), [Presentation Slide Deck](#), and [Attendee Questions and Comments](#). Learn more about the recommended bike network [here](#).

VDOT Feasibility Study for Route 1 Basically Done

At the June 16 final Public Information Meeting, VDOT stated that it will recommend bringing Route 1 down to grade, over the 10 month objections of the Livability22202 Route 1 Working Group and many other groups and citizens. The [VDOT webpage](#) now has links to both the meeting recording and slide deck from the June 16 Public Information Meeting. But most of the citizens who participated strongly opposed the VDOT Option 3 proposal to bring Route 1 down to grade.

It became very clear that the number one Project Goal--safety for all traveling along and across Route 1--would not be met for all traveling across Route 1. Without safety for crossing Route 1 at 15th and 18th Streets, an at-grade option benefits only commercial interests and disadvantages residents. Moreover, VDOT admitted that there will be more traffic diverted onto side streets in Crystal City and Pentagon City. Their projection that they can reduce the 60,000 cars anticipated by 2040 by various Transportation Demand Management (TDM) measures is very aspirational. If this can be done, why not do it now? Why spend \$180 million to make the situation worse?

Livability22202 has released [a press release](#) stating that "The Arlington 22202 Civic Associations united in Livability22202 find VDOT's Feasibility Study of Route 1 Multimodal Improvements to be incomplete. It raises further questions, fails to address a number of community concerns, and recommends a traffic pattern that, by its own standards, reduces safety. If Arlington County and the state proceed without addressing these concerns, our community will be further splintered/divided by a dangerous, wide road that puts cars before pedestrians and bikes. The Associations urge Arlington County Board not to approve the study when submitted unless these larger questions and concerns are addressed."

If you agree that this makes no sense, make sure you [comment to VDOT on their website](#) and make your voice heard. **Deadline for comment is July 12.**

Project HUG (Highlands Urban Park)

Matt DeFerranti, Chair of the Arlington County Board, gave his opening statement for the National Landing BID's annual meeting on June 21 standing in front of the HUG. We're approaching 100 lbs of donated produce and are just beginning the summer cycle! Tomatoes, beans, and peppers are coming on. We may reach 500 lbs this year. Soon we will be discussing whether to ask the County for permission to continue over the winter, whether to expand the plot, and whether to consider replicating the pilot project elsewhere in 22202. Come join us for the gardening experience at one of our workdays, even if it's just for one hour. Fill out the [Volunteer Application Form for FOIA](#) in advance. This is required for FOIA insurance purposes and is not onerous. See the project on the [County website here](#) and on the [FOIA website here](#).

Pentagon City PDSP Update

The focus group consists of designated reps from neighborhoods, developers, and staff who are looking at existing conditions in the PC area, including approved plans/density, roads and pedestrian ways, transit, etc. The goal is to update and expand the 1976 plan resulting in a master plan for the PC area probably later this year though it may slide as the scope presents quite a challenge. After Public Community Meeting #5, the study has entered Phase 4 (April to June): Review and

Presentation of Final Plan. In case you prefer a full link, [this is where all project documents and products are posted](#). During the summer the County Board review process will begin, including with public hearings.

Biophilia and Connectivity

The Pentagon City PDSP update now underway has a focus group of County staff and community leaders looking for ways to introduce more biophilic design into future redevelopment plans and capital improvements. There are two parts to this:

--How to specify the biophilic and environmental sustainability features in the PDSP documents in a manner that is specific enough to give developers direction while allowing for innovation approaches.

--Identifying specific opportunities to incorporate/integrate biophilia and environment sustainability features into the Pentagon City and Crystal City areas.

On Friday, June 11, a group of intrepid 22202 residents and County staff walked for two hours through pouring rain on 3 different routes: west (Arlington Ridge), central (Pentagon City), east (to Crystal City). This was a diverse group of residents with expertise in 22202 geography and natural history, familiarity with walking paths, and a desire for more biophilic green walking areas in 22202. It was a great opportunity to brainstorm with fellow community members, county staff, and biophilia experts on ways to make a future community a place where opportunities to connect with nature abound. We took notes and lots of photos to document ideas and thoughts, both on specific opportunities and general guidelines. We had 3 walking routes: a) An eastern route that touches Long Bridge park, Crystal City and the Rt 1 connectivity to Pentagon City; b) A middle route that explores some of the pending development sites and super blocks in Pentagon City; and c) A western route that explored Riverhouse, Prospect Park and the route through Westpost and Pentagon City Mall.

New Park at S Eads and Army Navy Drive

The final draft of the Park Master Plan and Design Guidelines for the New Park at Army Navy Drive and South Eads Street has been posted here. Many thanks to the community members who have provided feedback on this project since September 2020. The final draft plan includes many new amenities including a pollinator habitat, a shade structure-- and even an outdoor fitness area. The draft final plan for the park was approved by the County Board as a consent agenda item at the Sat., June 12 regular meeting.

Long Bridge Aquatics & Fitness Center Opening Soon

Years in the making, the much-anticipated aquatics center will open sometime this summer. It features a pool for competitive swimming and a family pool, a center with fitness equipment, and spaces for classes, parties and events. At the recent Crystal City Civic Association (CCCA) meeting, County staff gave an excellent and informative update on the Long Bridge Park expansion; see meeting video here. Staff plan a "soft opening" this summer and a grand opening this fall. Check out the park website and links to see illustrations of the new facilities and ground and the proposed fee schedules. Also a fun trip through *History of Long Bridge Park* can be seen [here](#).

The Future for Roaches Run

At the May 19 CCCA meeting, we were very disappointed to learn from the Regional Superintendent for the National Park Service that the 2012 environmental study for developing Roaches Run as a

biopreserve with boardwalks that would not disturb nature had disappeared from their radar scope. This study and a potential walking trail from Roaches Run to the airport access road constituted one of the February 22, 2020, Open Space working group sub-groups. (Our April 17 clean up of the trail area was part of our objective to push the trail project, but that project is on hold while the County conducts a Crystal City Heights development study.). To get the environmental project back on the radar scope, we will need to launch a campaign with the County to urge that this be done. Following successful political pressure, funding will be needed as NPS has no money for the project. Stay tuned for a discussion of this campaign in the near future.

Virginia Highlands Dog Run

Virginia Highlands Temporary Dog Run is now open for you and your dog to enjoy! Thank you to [Pentagon City Dogs](#) and Amazon for helping make this into a reality. The temporary dog run includes



two parcels off of 15th Street South near the baseball fields at Virginia Highlands Park. It's made up of a 5,700 sq. ft. area for small and large dogs, a 2,300 sq. ft. area for small dogs only, and includes a water source, repurposed ADA accessible benches, message board and 5-foot-tall fencing. While the dog run is open for use, staff is continuing to address the last few items to complete the project. Hours of operation are from sunrise until 30 minutes after sunset. Click here to learn more about Arlington's dog parks, dog runs, additional rules and more! The temporary dog run will be in place until a Park Master Plan is developed for Virginia Highlands

Park and funding is available to construct the plan. It will be reviewed annually to ensure it is safe and used appropriately. Learn more about temporary park amenities.

Crystal City Height Study

The 2010 Crystal City Sector Plan established a 40-year vision for Crystal City and led to the creation of the C-O Crystal City zoning district in 2011. Ten years later, increased interest in redevelopment within Crystal City has driven a need to review the Sector Plan and the C-O Crystal City zoning district to evaluate whether changes to maximum building heights could provide an opportunity to achieve additional community benefits and higher-quality architecture, beyond what was originally identified. The Crystal City Building Heights Study will develop recommendations for updates to height and related regulations found in the Sector Plan and the corresponding C-O Crystal City zoning district. The Crystal City Civic Association supports the County's study of current height limits under the Sector Plan adopted in 2010. After extensive pushback from the community, the CCCA, the BID, and developers, the County backed off its intention to bundle increased density associated with any additional height within Crystal City. The materials for the June 23 LRPC meeting are now available [online](#):

[Staff Presentation](#)

[Livability 22202 Letter Regarding Density](#)

Several other memos staff received from property owners:

[2646 Richmond Highway \(Holiday Inn site\)](#)

[1480 Crystal Drive \(Crown Plaza Hotel site\)](#)

[LRPC Comment Dweck Letter](#)

Update on Crystal City Bike Network

After reviewing [feedback from the 1st round of engagement](#) on the recommended network, and an interim round of engagement focused on a segment of S. Clark Street, County staff has developed an updated recommended network and is now accepting public feedback in an [online feedback form](#). DES Transportation staff kicked off the second round of public engagement for the Crystal City Bike Network with a Virtual Community Hearing on Tuesday June 15, 2021. You can find a recording, presentation slides, and Audience questions and comments on the [project page](#). [The engagement form](#) will be open through **July 9, 2021**. We are asking for your input on this updated recommended network, and to share this engagement opportunity with friends, neighbors and other members of our community. DES will use this feedback to finalize a Preferred Alternative for the Crystal City Bike Network, which will be presented to the County Board this fall for action.

BID Launches Competition to Design and Implement New Mural

The National Landing Business Improvement District (BID) is conducting a design challenge to re-envision a retention wall located opposite the Crystal City Metro Station entrance in National Landing with an expansive mural. Five finalists have been invited to submit a proposed concept for the mural and a winner will be selected in mid-July. The mural will be completed by Fall 2021. [Read the press release here](#).

What could a pedestrian bridge from Crystal City to DCA look like?

The Amazon.com Inc.-inspired effort to deliver a pedestrian connection between DCA and the new Crystal City Virginia Railway Express station is still in the early stages of [planning](#) — officials can't say for certain yet whether it will be a bridge or a tunnel — but JBG Smith Properties isn't waiting to envision the future. In a video released to investors this month, the company showed off some 3D renderings of what a pedestrian bridge could look like, complete with some features that have not yet been showcased publicly for the project.

Arlington's County Board hired engineering firm Vanasse Hangen Brustlin Inc. on a \$4.23 million contract in March to shepherd the project through that process. County staff estimate it will take "approximately three to four years" before it's finished — the county is currently hoping to have a draft environmental impact statement ready by 2023, setting it up for a final approval from the Federal Highway Administration in 2024. Whenever the project secures the necessary approvals, Arlington should have most of the cash it needs to actually build it. Officials estimate a cost of about \$36 million, and the county currently has about \$27.5 million secured via state and regional transportation funding sources. The county itself would likely be on the hook to fill the gap. [Read more here](#).

Community Meeting on CC2DCA

Join us for a virtual community meeting on Thursday, July 15, 2021, from 7 to 8:30 pm to learn about the National Environmental Policy Act (NEPA) study for the Crystal City to Reagan National Airport Multimodal Connector. [click here to join](#) At this meeting, you will:

- Learn about the history of the project to date
- Get background information about the NEPA process
- Understand when and how to provide your input on this important study
- Hear more about next steps
- Ask questions and get answers from the project team

Livability22202 Update

On June 15, Eric Cassell presented a slide show showing the progress, involvement, and achievements to date of the Livability22202 coalition of the three civic associations in 22202—Arlington Ridge Aurora Highlands, and Crystal City. See the slide show [here](#).

Amazon grant helps Synetic Theater bridge the digital divide on arts education

Synetic Theater partnered with designers at FutureMakers to create hands-on kits, and then took the Art-in-a-Box design to Amazon. As part of the e-commerce company's commitment to support nonprofits in the neighborhoods surrounding its second headquarters in Arlington, the company granted \$12,000 to Synetic in December to fund the program. Mirroring a similar program in Baltimore, the theater group used the funding to distribute 10,000 of the kits to students in Greater Washington over the course of six months. The kits were sent to mostly Title 1 elementary schools — those with the most students experiencing poverty, determined by free and reduced-cost lunch eligibility — in D.C., Alexandria and Arlington and Fairfax counties. Each kit distributed by teachers or at meal pickup sites contained the art and theater activity with a photo guide and instructions in English and Spanish. [Read more here](#).

What's Next: Consider Schools in Development Planning

A good opinion piece by Nicole Merlene, VP of the Civic Federation on the need for schools to be included in any development plans. She points out that encouraging growth along corridors with accessible public transportation and lower commuting times is better for the environment and a diversity of housing supply will help create varying housing costs. But she states that it would be hypocritical to advocate for this added density without also advocating for sufficiently planned infrastructure to support that added density, and encourage us to incorporate schools in our comprehensive planning. [See more here](#).

On June 3 the 3 civic associations sent a letter prepared by the [Livability22202 Schools Working Group](#) to the County Board voicing support for the Board's attention to development of a plan for the creation of more K-12 seats in 22202. It calls for the County to conduct focused engagement with APS with the near-term aim of siting an elementary school within walkable distance of a significant percentage of children in 22202. It calls for a long-term plan in next year's CIP to address capacity issues at Gunston Middle School and Wakefield High School, through construction of existing facilities or new and innovative solutions leveraging partnerships with industry and commercial real estate developers.

Arlington County Biosolids Stakeholder Meeting/Webinar Tuesday June 22, 2021

The meeting reconvened the former committee formed in 2015 to serve in an advisory status to the project to modernize Arlington County's Solid Waste Facility on Glebe Road near route 1 and the ART/WMATA bus facilities. During the previous meetings the economics and technology choices were reviewed. The County selected "Thermal Hydrolysis" to extract the water and sanitize the final product. "Anaerobic Digestion" is the companion technology that will use microbes to breakdown biodegradable material into biogas, water, and stabilized biosolids. During the hiatus in meetings during the pandemic, the county made significant progress with the procurement process and contracted with HDR to serve as the project management company and completed joint reviews with Washington DC's Blue Plains facility to see if they could support Arlington. Blue Plains does not have the capacity, but will serve as an emergency backup. The goals and plans for project are to:

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1. have the final output be upgraded to a Class A product which will be suitable for fertilizer and reduce the number of trucks previously used to remove the sludge.
2. to capture the biogas for internal use to create electricity to run the plant, to pipe it next door to be used by ART/WMATA buses, or enter the Washington Natural Gas system.
3. minimize the need to flare the biogas which is a major concern of the Arlington Ridge Civic Association.

One of JBG Smith's Amazon point men just left to build National Landing's next big developer

A good article on the departure of (CCCA major partner) Andy Van Horn from JBG Smith to Dweck appeared in a Washington Business Journal edition (accessible only by subscription). In a role he said was created for him, he aims to transform Dweck from a small family company with a focus on apartment management to an active developer of properties in National Landing, the name given to the booming South Arlington market that combines Crystal City, Pentagon City and parts of Potomac Yard.

Summer House Offers Outdoor Space for Work and Fun in Crystal City

“Summer House,” a colorful, beach-themed outdoor workspace and social spot, debuted June 16 in



Crystal City. This nostalgic neon installation, sponsored by the National Landing Business Improvement District, is located at 101 12th Street S., a grassy area near Long Bridge Park. The pop-up open space was the site of a BID-funded art installation earlier this year and is slated to be redeveloped as an office building. During the day, people can take advantage of remote-work essentials such as standing desks and WiFi. After work, the National Landing BID envisions the area transforming into a gathering place for locals, with food and drink provided by local businesses including The Freshman,

which recently opened, and Peruvian Brothers. Additionally, the BID will host weekly events throughout August such as tie-dyeing, yoga and happy hours. [Read more here.](#)

Renovations Needed to Hume School

For the past eight months, the Arlington Historical Society has been working with Milner Preservation, part of MFTA Architecture, an Arlington firm, to conduct a feasibility study of our museum located in the 1891 Hume School. Our beloved museum is the oldest standing school in the county and is on the National Register of Historic Places. AHS is committed to doing the work on this property to make it the first-class museum this great county deserves. The feasibility study indicated that the museum building was structurally sound. However, extensive preservation work does need to be done to protect the building from further deterioration. [See more details here.](#)

e are looking for your support. Arlington needs a first-class museum to share its history and together we can make that happen! If you would like to donate to this preservation and renovation effort, please visit our [secure donation site.](#)

Fast Local Notifications

CCCA publishes fast notices on Facebook and sometimes on Nextdoor.com, and provides email notifications periodically in between Newsletters. But if you're not on Facebook and want current

www.crystalcitycivic.org
www.facebook.com/crystalcitycivic

news, you can register to receive local notices about meetings, issues, cicadas, and all sorts of things from 4D, an email exchange board for 22202. You go here to sign up or post: <https://groups.io/g/4D-A22202>

Fridays at the Fountain

Did someone say live music, delicious Peruvian food, and beer & wine? That's right, Fridays at the Fountain is back every Friday from June through October! This outdoor concert series features local bands and musicians and is free to attend. Food and drinks are available for purchase through the Peruvian Brothers at The Stand. Reserve your spot now and enjoy great live music under the stars with your family and friends. Due to COVID restrictions, there are strict attendance caps in place and pre-registration will be required to attend. Reserve your seat now for groups of up to 6. Children under 2 do not need a ticket. There will be no standing room and masks will be required at all times when not seated. [Learn more and register here.](#)

Alamo Drafthouse Cinema Will Open in Crystal City In 2022

Alamo Drafthouse National Landing is a 9-screen theater in the Crystal City neighborhood of Arlington, Virginia, and announced June 1 an opening planned in spring of 2022. Cojeaux Cinemas operates three other Alamo Drafthouse franchises in Virginia." [Read more here.](#)

The Bakery Has Arrived at 1550 Crystal Drive



Brioche Cinnamon Rolls and Dark Chocolate Explosion Cookies are coming to Crystal City this weekend with the arrival of a brand new Mah-Ze-Dahr location. It will be doling out delectable goods from 7 a.m. to 8 p.m. on weekdays and from 8 a.m. to 8 p.m. on weekends. The popular New York-based bakery founded in 2013 takes its name from an Urdu expression meaning a taste you can't quite describe but want to experience again and again — it is a representation of what the restaurant hopes to offer with its sweet treats. This time the bakery isn't limiting itself to pastries. The Crystal City location, which opens Saturday at 1550 Crystal Drive, will be the company's biggest shop to date — bigger than others in New York City and D.C.'s Navy Yard. It will also have the broadest menu. The company is expanding into breakfast and lunch foods adding salmon and cream cheese-filled croissants and sandwich flights exclusively to the Arlington menu. [Read more here.](#)

Restaurant Changes

Rasa Indian Restaurant, a fast-casual Indian restaurant, plans to open at 2200 Crystal Drive on Friday, July 2.

A Bethesda-based sushi restaurant known for its high-end rolls and selection of Japanese liquors appears to be expanding into Pentagon Row. The new eatery, **Kusshi**, is planning to open in the space currently occupied by Nepalese and Indian restaurant Namaste Everest (1201 S. Joyce Street), according to Kusshi's co-founder, Tony Chow. (AriNow.com)

Mimi's Handmade Ice Cream will open in late summer at Westpost at National Landing (formerly Pentagon Row). The 935-square-foot store at 1201 S. Joyce Street will feature ice cream, sorbet, and other frozen treats, made in the store from locally sourced ingredients.

Target to Replace Bed Bath and Beyond in Pentagon Row

A 34,000 square foot Target store appears to be coming to the former Bed Bath and Beyond space in Pentagon City. The Minneapolis-based retail giant is beginning the process of building out its third Arlington store. A building permit application says the store at 900 Army Navy Drive will “include retail sales of merchandise and groceries” but “no food or beverage preparation.” It’s unclear when the new store will open. [See more here.](#)

ARLINGTON COUNTY ISSUES

July 4th Road Closures

The Arlington County Police Department, Virginia State Police, United States Park Police, and Virginia Department of Transportation will close multiple roadways on Sunday, **July 4th, 2021**. These closures are designed to facilitate the safe passage of large crowds for the Independence Day events and fireworks. In our area, Long Bridge Drive at Boundary Channel Drive and Long Bridge and S. 12th Street may be subject to closure at law enforcement discretion to ensure public safety. Street parking in the areas of the US Marine Corps War Memorial (Iwo Jima), Long Bridge Park, and Air Force Memorial will be restricted. Motorists should be on the lookout for temporary “No Parking” signs and illegally parked vehicles may be ticketed or towed. If your vehicle is towed from a public street, please call the Emergency Communications Center at 703-558-2222. [See the full traffic release here.](#)

Aurora Hills, Columbia Pike and Central Library will reopen for Express Library Service on July 6.

Central Library will expand from Holds Pickup to Express Library Service. Operating hours to be announced closer to opening date. All open branches will prioritize access to library collections. Meeting rooms, spaced seating and public PCs will be reinstated as soon as staffing allows. Storytime will resume branch-wide once staffing increases. The Center for Local History at Central Library will open by appointment later this summer.

County Lowers Speeds Along Seven Corridors

On June 12, the County Board decided to authorize a public hearing next month to discuss and potentially approve the reductions, which would impact seven corridors throughout Arlington. Speed limits on six other road segments would be lowered from 30 to 25 miles per hour:

- Army Navy Drive from 25th Street S. to S. Joyce Street
- N. Kirkwood Road from Lee Highway to Washington Blvd
- Yorktown Blvd/Little Falls Road from 26th Street N. to Williamsburg Blvd
- S. Eads Street from S. Glebe Road to 24th Street S.
- S. Eads Street from Army Navy Drive to 15th Street S.
- 15th Street S. from S. Hayes Street to Richmond Highway (Route 1)

Arlington County Manager Appoints New Police Chief

Following a nationwide search, County Manager Mark Schwartz announced June 4 his pick for the top law enforcement officer in Arlington County, Chief Charles “Andy” Penn. Having started his career

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as an Arlington patrol officer in 1992, Chief Penn brings almost 30 years of experience providing professional law enforcement services to our community. As Acting Chief of Police over the past nine months, he has provided the necessary leadership to implement a new body worn camera program and advance new policies to align with 21st Century policing practice. This includes updating policies and practices on bias-free policing and use of force. He has also worked collaboratively with other law enforcement agencies to form the Northern Virginia Critical Incident Response Team. [Read more here.](#)

Police Department Publishes 2020 Annual Report

The Arlington County Police Department announces the publication of the [2020 Annual Report](#) which celebrates the agency's 80 years of service to the Arlington community. The report showcases the accomplishments of the Department and its personnel throughout the year in support of our key initiatives of crime prevention and control, transportation safety and community engagement. These initiatives were adopted in 2016 to guide staff as we continue to deliver professional police services to the community.

Arlington's History Goes Online

A wealth of historical Arlington documents are now more readily available for residents, businesses, and history buffs alike. A recently completed project from the Arlington County Circuit Court Clerk's Office enables access to an additional 540,000 documents from over 900 deed books via the County's land records search website. The project, initiated by the Circuit Court Clerk Paul Ferguson in May 2019 and launched this month, spans deed records dating from 1869 through 1950. [Read more here.](#)

Logo design to be revisited as Board asks for more time & designs

At the May 18 County Board meeting, the [Logo Review Panel](#) co-chairs shared an [update on the new County logo](#). Based on community feedback, the Board requested more logo options for consideration with a deadline of June 17.

Amazon commits \$125M to help fund affordable housing at or near Metro stations

Amazon is committing \$125 million to help construct more than 1,000 new affordable housing units on land owned by the Washington Metropolitan Area Transit Authority or near Metro stations. In an announcement June 16, Amazon and WMATA said they aim to finance the creation of new units over the next five years. The funding will be available only to developers who have joint development agreements with Metro. Metro has at least eight such agreements currently in place, six in Maryland and one apiece in Virginia and D.C. About \$25 million from the funding will be set aside for minority-led developers to construct the housing at Metro and Metro-adjacent sites. [Read more here.](#)

Arlington's Racist History

Lyon's Legacy is a biweekly limited-run opinion column on the history of housing in Arlington which ran for 8 weeks in ArlNow.com. The views expressed are solely the author's, but give historical insight into the way racism was instilled in and maintained in Arlington until recent years. You can read the entire series [here](#).

OTHER ISSUES

Metro Begins Phasing Out Older than 2012 SmarTrip Cards

Metro's original SmarTrip cards obtained prior to 2012 with old chip technology will no longer work as Metro invests in new faregates, fareboxes and fare payment options that will make it quicker and easier to pay but won't be compatible with the old cards. Customers are encouraged to replace their old SmarTrip cards now to avoid issues later. Metro is offering customers several convenient options, including mail-in, online, phone or in-person, to make the switch and transfer any balance to a new or existing SmarTrip card or virtual SmarTrip card on a mobile device. The best way to tell if you need to replace your card is to check the serial number on the back. SmarTrip cards issued since 2012 start with the serial number "0167." Any others will need to be replaced.

Customers that participate in SmartBenefits are currently unable to transfer balances to a new card online and will be notified at a later date. Participants should login to their SmarTrip account to make sure their contact information is up to date. The first-generation SmarTrip cards will be phased out by station, as new faregates are installed. The first stations are scheduled to begin installation no earlier than June with all stations completed over the following year.

Additional information and instructions on how to transfer your balance to a new or existing SmarTrip card can be found on the [WMATA website](#):

Metro customers have more ways to pay with the launch of SmarTrip for Android™ in Google Pay

Metro announced June 8 the launch of SmarTrip® on Google Pay, providing more options and more convenience to Android™ customers wherever they go on the Metro system. SmarTrip — the way to pay for Metro and all regional transit providers in the Washington, DC area — allows the ease to tap-and-go on any Android compatible phone using the Google Pay app. [Read more here.](#)

How Telework Could Impact Arlington's Office and Real Estate Markets

Some federal agencies are looking to continue remote and hybrid working options for employees post-pandemic — a shift with potential impacts on Arlington's office and residential real estate markets. As a region, D.C. has the nation's second-largest pool of potential remote workers, at 49%, behind the San Francisco Bay Area, at 50%, according to a February report from the Greater Washington Partnership. The northern half of Arlington has one of the highest concentrations of remote-capable workers, alongside portions of Northwest D.C. and the Bethesda and Potomac areas of Montgomery County. Post-pandemic, the report anticipates there will be more hybrid options than fully remote options. Between 24-28% of the region's remote-capable workforce will be remote at least once a week and 14-18% will be remote three to five days a week, the study predicted. With the majority of teleworkers dividing their time between home and an office environment, flexible working spaces will be in high demand, Maribojoc said. This year, two new co-working spaces launched in Arlington, one in Courthouse and another in Crystal City, while a third shut down. [Read more here.](#)

Project Journey: Additional Elevators Closing for Construction in Terminals B and C

Beginning on or about Monday, June 21, a bank of elevators connecting the Ticketing/Check-In, TSA Security/Gates and Baggage Claim levels in Terminal C will close for construction. The elevator bank

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in Terminal B remains closed for construction, as well. Passengers can use the elevators in the center of Terminal B/C or stairs and escalators to move between the three levels. The elevator banks will remain closed until two new security checkpoints open later this year.

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