

# CRYSTAL CITY INSIDER

The monthly newsletter of the Crystal City Civic Association



November 2021

## ***A MESSAGE FROM THE PRESIDENT***

*This is my last posting as CCCA President as we hold elections November 17. I want to thank everyone for their support and kind words. It's been very tiring, but at the same time invigorating and enlightening. I will continue to edit the Newsletter until another volunteer steps forward.*

- Carol Fuller, CCCA President

## **CIVIC ASSOCIATION AND LIVABILITY 22202 ISSUES**

### **Save the Date: November 17 Annual CCCA General Meeting, 7-9 pm**

Our agenda includes:

- 1) Election of new officers;
- 2) Vote on ByLaws Amendment;
- 3) presentation by Amazon on its operations in 22202 and its plans for PenPlace; and
- 4) conversation with Virginia Representative (48<sup>th</sup> district) Rip Sullivan (who covers almost all of Crystal City).

[Register here.](#) In addition, we are organizing a hybrid meeting as a pilot program, both on Zoom and in person. Anyone wishing to attend in person may come to the conference room at 251 S 18<sup>th</sup> Street (Wells Fargo Building where Precinct 006 Crystal City voters vote): Mask required. **Note: Voting will be done by an electronic poll on Zoom.**

### **November CCCA Elections**

Nominations for Officers of the Crystal City Civic Association (CCCA): Nominations -- including self-nominations -- were opened by email October 18 for the following four CCCA officer positions! The principal duties are summarized below. All members whose dues are paid are eligible to nominate, be candidates and to vote in the election at the CCCA Annual General Meeting on the evening of November 17, 2021. Terms for each position are two years. All nominations must be received by **November 2**, when nominations will be closed. Nominated candidates will be announced by email in the notification for the November 17 meeting.

— President: Preside at all meetings and represent the CCCA to the County, developers, and other entities

— Vice President: Lead officer representing and coordinating CCCA activity dealing with Arlington County and other outside entities on planning, development, and policies. *[Note that the recent October CCCA Newsletter indicated that a more general description would be proposed for membership vote at the November 17 Meeting: "The Vice President shall preside at any meeting in the absence of the President, and shall perform any additional duties specified elsewhere in this Constitution and Bylaws or as assigned by the President."]*

— Treasurer: Lead Custodian of financial assets and records

— Meeting Secretary: Meeting minutes-taker and keeper of non-financial records

To nominate yourself, or someone else, for one of these offices, please submit general contact information for the nominee (name, address, phone number, email address, and a brief written statement supporting the candidacy) to the Election Committee, specifying which office the nomination is for. In addition, if you are nominating someone else, please provide your contact information. ([election@crystalcitycivic.org](mailto:election@crystalcitycivic.org))

Should there be more than one nomination for a position, eligible nominees who are willing to serve in those positions will have an opportunity to present an oral statement supporting their candidacy before the election at the Annual General Meeting. More detail on the officer positions and operations of the CCCA is available from the Election Committee, whose members would be glad to provide additional information and answers to any questions of interested civic association members. ([election@crystalcitycivic.org](mailto:election@crystalcitycivic.org)) In addition, the CCCA's Bylaws containing descriptions of the open positions are available at the Resources link on the Association's website. ([www.crystalcitycivic.org](http://www.crystalcitycivic.org))

This is an opportunity for Crystal City residents to advance the interests of the Crystal City community. Thank you in advance for your thoughtful consideration and response.

### Proposed Change to CCCA ByLaws

When the CCCA was founded in 2014, we created ByLaws based on what we projected would be most appropriate for our community. We've had minor changes twice and now propose a third. The position of Vice President for Policy and Planning was created with the specific purpose of handling both issues. We have found this description to be too limiting, as many Executive Committee members participate in this process and attend the numerous Site Plan Review Committees (SPRC) and other planning meetings. Our sister civic associations use a more general description which we are going to propose for the CCCA as well, essentially: "The Vice President shall act in the stead of the President in his or her absence and shall perform any additional duties specified elsewhere in this Constitution and Bylaws." The ByLaws amendment will be proposed at the November 17 Annual Meeting and voted on by all eligible CCCA voting members. **Note: Voting will be done by an electronic poll on Zoom.**

### 22202 Thanksgiving Food Drive for AFAC



#### DONATE CANNED GOODS!

Help your neighbors in need this holiday season by donating canned goods to the Arlington Food Assistance Center.

Organized by Livability 22202 Civic Associations, National Landing BID and the Sustainable Scoop in a 22202-wide effort. Participation at multi-family buildings, private residence areas, and businesses. Drop off locations to be posted soon.



In the spirit of giving, Livability22202 civic associations, the National Landing BID, and the SustainableScoop have come together to organize a Thanksgiving food drive for AFAC. Join your 22202 neighbors November 1-20 to provide canned food and dry goods to help everyone enjoy a good Thanksgiving. The most needed foods include canned tuna, canned soup, canned vegetables, peanut butter, cooking oil, and low sugar cereal. No glass items please, and low sodium and low sugar items are preferred.

Food boxes will be located at 19 sites around 22202. See the locations on the [National Landing website](http://www.nationallanding.com). In addition, collection drives will be held at Advent Lutheran Church from 9-12 on Sundays October 31 and November 7, 14, and 21 and from 4-6 on Wednesdays November 3, 10, and 17. Collection drives will be held at the Melwood parking lot from 9-12 on Saturdays November 6, 13, and 20.

Please help us give back to our community and those in need this

Thanksgiving season.

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## 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 go over these timelines at our CCCA meetings as well. The County has changed its [website](#) and a number of links are broken, including the [Development map](#), which is not as useful as before. Until it's improved, you can check the [National Landing BID Development Map](#).

### Upcoming Meetings and Deadlines:

- November 7, deadline for feedback on PenPlace online engagement SPRC #1 (see below)
- November 9, S. Eads Street (12th – 15th Street) Complete Street project – 30% design (tentative)
- November 19, 5-7 pm, Celebration and Exhibit of Arlington's 101 history; Lubber Run
- December 6, 7-9 pm, SPRC #2 PenPlace
- TBD, JBG community meeting on the Future of the Underground

### Additional Meeting Dates for the Pentagon City Planning Study (confirmed so far):

- 11/16: UFC (Urban Forestry Commission)
- 11/18: PRC (Parks & Rec Commission) - info item
- 11/22: TC (Transportation Commission) - info item
- 11/30 or 12/2: PC (Planning Commission) – Request To Advertise (RTA)
- 12/2: HC (Housing Commission) – RTA
- 12/11 or 12/14: CB (County Board) – RTA
- February 2022: Hearings associated with the Final Plan

### New or Ongoing Issues:

- [Pentagon City PDSP Study](#), comment period on draft #2 closed October 29; planning process starts in November (*see below*)
- [PenPlace Amazon HQ2](#): revised 4.1 plans posted online October 28 as well as walking tour; SPRC #1 online engagement from October 28 to November 7; SPRC #2 December 6 (*see below*)
- [MetPark Amazon HQ2 and Park](#): Construction October 2021 to mid-2023
- [1900 Crystal Drive construction](#): 3 years construction to 2024; started mid-April; Center Park and library tied to construction; **18<sup>th</sup> Street closed November 6-7**
- [South Eads Street Complete Street](#) – 12th St. S. to Army Navy Drive, 90% design, [Public meeting November 9](#); Final Engineering & Design – Winter 2021
- [2121 Crystal Drive \(Dining in the Park\)](#); upscale restaurant Surreal plans to open in 2023; construction to start in early 2022 (*see below*)
- [18<sup>th</sup> Street Complete Street Project](#), construction to start in December
- [Second Crystal City Metro Entrance](#), 30% design phase is anticipated to be complete in November 2021.
- [Metro Entrance Plaza Upgrade by BID](#) likely in November; Mural construction complete
- [2000/2001 S Bell](#): demolition will continue till mid-November; construction expected to begin by early January

- 241-251 18<sup>th</sup> Street renovation of plazas on both sides of 241; construction of green areas on 18<sup>th</sup> Street as well as the plazas is expected through the end of the year.
- 223 23<sup>rd</sup> Street/2250 Crystal Drive site plan; southern end of Block M; internal demolition of building and relocation of Underground exit to Crystal Drive starting in October+ ; revised site plan submitted in July; both JBG and Dweck will participate in the first LRPC possibly in November or December and SPRC in first quarter 2022; once approved, first construction will be to narrow 23<sup>rd</sup> Street for the County.
- Crystal Square Central District Construction/Opening: *Tacombi Taqueria* is planning for a November opening; *Grocery* still not announced but construction underway and may open by late 2021 or early 2022; *Alamo Draft House* has announced an opening in Spring 2022
- Water Park redesign: construction may start in November; completion winter/spring 2023
- Americana Hotel: JBG expects to submit a site plan by the end of 1Q 2022 for a residential building to replace the hotel

### **No Change In Information:**

- Transitway Extension to 12<sup>th</sup> Street and 12<sup>th</sup> Street Complete Project: construction Spring 2022 for 12 months (simultaneous with Transitway Extension Segment 1)
- 15<sup>th</sup> Street/Clark Bell Realignment, 90% design, comment period closed July 9
- CC2DCA: NEPA process to determine need and purpose began, 1<sup>st</sup> report online; draft environmental impact statement by 2023, final approval from the Federal Highway Administration in 2024
- South Eads Street Complete Street – 12th Street S to 15th Street S: Public engagement on concept design - Fall 2021; Final concept design – Spring-Summer 2022
- 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
- 101 S 12<sup>th</sup> Street: approved by County Board December in 2020; no construction until tenant signed; Gateway Park design when construction finished in 2-3 years
- New Park at South Eads Street and Army Navy Drive: Project approved by CB June 2021; Design Process Begins 4th Quarter 2021; Construction Begins 1st Quarter 2023 and ends 1st Quarter 2024

### **Elections November 2**



For the **November 2** General and Special Elections voters can make selections for the offices of Governor, Lieutenant Governor, Attorney General, 45th, 47th, 48th, or 49th House of Delegate Districts, County Board, and School Board. A Special Election will be held at the same time for 4 proposed Arlington County bond referenda. [See all the details here.](#) All 54 polling places will be open November 2, 2021 from 6am-7pm.

Voters in line by 7pm will be allowed to vote. Voters must vote at their assigned polling location on Election Day. [Find your assigned location.](#) [Find your ballot here.](#)

**Heads Up ONLY for Precinct 006Crystal City Voters:** If you vote at 251 S 18<sup>th</sup> Street, be aware that there is ongoing construction in the plaza areas which has blocked off a number of passageways. The construction fences change every day. Best way to arrive is either from the parking lot (temporary parking and curbside voting will be provided) to the Wells Fargo Bank lobby or by the elevators from the Underground to the lobby. Entry to and exit from the voting precinct itself will



**ONLY** be from inside the lobby across from the Wells Fargo Bank, not the glass doors to the conference room which we have been using for the last few years. JBG will be helping with stanchions, graphics, and signs for COVID precautions. Things will go back to normal in the precinct by next year.

### County-wide Open House on Crystal City/Pentagon City Projects

In response to repeated concerns from Livability22202 about a siloed County approach to projects and a lack of communication, the County has begun a dynamic new era of intra-departmental cooperation. Plans are being developed to organize an open house pilot project. Stay tuned for more details in the future.

### Construction Alert for Block M (20<sup>th</sup> to 23<sup>rd</sup> Streets)

The below-grade demolition of the plaza will begin towards the end of November, and JBG Smith is going to begin preparing the plaza and garage levels at 2001 Richmond Highway for these changes that are to come. They have prepared maps to help pedestrian and vehicular traffic navigate any disruptions, and have included them in a [link](#). Additional wayfinding information and signage around the site will help notify people in the area of upcoming changes, as well as orient them to the future closures. For a quick rundown of the disruptions to come, please see below:

- At the beginning of November, the entire garage under 2001 Richmond Highway will close, including both the G1 and G2 levels. We will be adding signage to redirect monthly and daily parkers to other areas of the block under our neighboring properties.
- At the end of November, the plaza level will be closing, and there will no longer be pedestrian access to and from 20th Street to the rest of the plaza. New egress paths will be provided from the 220 20th St. and Crystal Plaza Apartment buildings, as shown on the provided map.
- The plaza level dog run will be closing at the beginning of below-grade demolition, however the JBG SMITH team is in the process of designing and relocating the dog run to a new location on the block.
- [See more here.](#)

### Construction Shut Down of 18th Street

A construction crane will be installed for the 1900 Crystal Drive site. 18th Street will be shut down November 6 from 5 am to 9 pm and on November 7 from 7 am to 9 pm. Backup dates are November 13-14.

### MetPark Park Construction to Start mid-November

The revitalization of [Metropolitan Park](#) is officially underway. Site perimeter fencing has been expanded around the existing park footprint behind the HQ2 construction site to ensure the safety of the community during this element of work. We anticipate excavation activities will begin in the park area in mid-November. Clark Construction has uploaded an [8 minute video](#) on the status of construction. When complete, this project will provide more than 2 acres of public open space in the immediate neighborhood and feature signature new places like a forest walk and children's play garden, and amenities such as a dedicated dog run and community table. The video also includes information regarding upcoming changes to the jobsite perimeter and to maintenance of traffic around the project. The project team recently took time out to spruce up park benches at the neighboring Virginia Highlands Park. This effort is part of an ongoing commitment to giving back to the Arlington community.

## Art Mural at Crystal City Metro Entrance



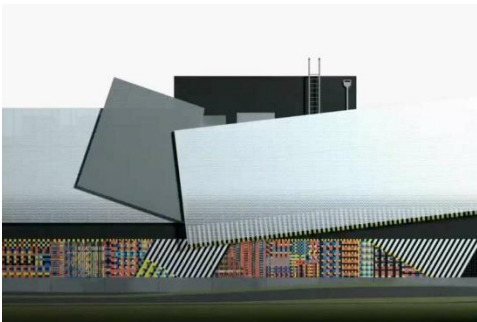
Following a competition, Artist Lisa Marie Thalhammer is the winner of National Landing's Business Improvement District's public art design challenge, to create a reimagined wall mural in the Crystal City Metro Plaza. Thalhammer's design – which will feature her signature usage of the harmonious



color spectrum – will be implemented on the metro plaza's expansive west wall, measuring approximately 115 feet in length and 20 feet in height. The mural will welcome visitors and commuters to National Landing, and is scheduled for completion in late October. The 25-color concept aims to calm the nervous system and inspire a sense of joy and wonderment for viewers. Thalhammer's design was chosen unanimously from more than 30 submissions by the BID's public art selection committee comprised of business, government and community stakeholders. See the [formal press announcement](#) of the BID's Metro Plaza Mural Project! Construction funded by the BID to improve the plaza is expected to start soon.

## Dominion Energy Substation Construction Updates

Phase two of the project on 18<sup>th</sup> Street between Eads and Fern was completed Oct. 15. Phase three began Monday, Oct. 18: constructing the new building, from the basement to the roof using pre-cast concrete structures. The concrete structures are fabricated off-site and brought in by crane. This method allows us to perform this activity with limited space, as well as expediting this phase of work. Additionally, the lattice roof removal, scheduled to begin in October, has been postponed until spring 2022. More information will be provided once the details are finalized. As part of the renovation, Dominion will be adding public art to one building face — “inVisible” by California-based artist Elena Manferdini — and building a public plaza. Manferdini's energetic design features vibrant ceramic tiles interacting with grayscale panels that extend toward the sky. But it's a big departure from the “cloud concept” Dominion chose last year in response to community feedback. [See more information here.](#)



## Pentagon City PDSP Study

There was an Open House October 12. [Draft 2 has been posted on the County webpage](#), including a response to comments, grouped by themes indicating some of the more significant changes in the plan; comment period closed October 29. [Pentagon City Planning Study: Documents - Projects & Planning \(arlingtonva.us\)](#). The plan will be presented at County commission and board meetings over the coming months. [See the ArlNow.com write up here.](#)

## PenPlace

Revised 4.1 plans were released October 27. A walking tour was held October 28. The Site Plan Review Committee (SPRC) is seeking community input about a proposed site plan for Amazon's HQ2 known as PenPlace. You're invited to review project materials and provide comments online during the engagement session which will run from **October 28 to November 7**. The feedback window on the [project page](#) will focus on the development proposal summary, site layout, building form and architecture, open space, transportation, community benefits and sustainability. This online engagement is SPRC #1. After reviewing the materials on the [project page](#), use the [online feedback form](#) to share your input. SPRC #2 will be held **December 6**, to be followed by Commission meetings and a potential March County Board consideration.

## S. Eads Complete Street (Army Navy Drive to 12th Street)

For the segment between 12th Street and Army Navy Drive, the project team is working with the Department of Parks & Recreation to deliver streetscape and bicycle facility improvements in coordination with adjacent projects. As of fall 2021, the design is at 30%. Design and construction will be coordinated and completed with the construction of the new park at South Eads Street and Army Navy Drive. [Join the Community Meeting November 9 7-8 pm](#) to learn more about the history of S. Eads Street between Army Navy Drive and 12th Street S., ask questions, and provide feedback on the concept design for this project.

## 22202 is getting a high school at PenPlace

Arlington County and Arlington Public Schools announced October 20 that Amazon will support the building of a permanent home for Arlington Community High School (ACHS) as part of its PenPlace development in Pentagon City. This does not/not preclude efforts to establish a middle or elementary school in 22202. The 20,000 sq ft of community space in PenPlace would not be large enough for that. With Amazon's support, the new facility will be completed in time for the 2026-27 school year. In 2013, the original PenPlace development was approved with a 20,000 square foot community facility with a use to be determined during the final site plan review process. Now, Arlington County and Arlington Public Schools, with the support of Amazon, have committed to develop ACHS, providing benefits to students and the entire community, while advancing the shared County and APS commitment to equity. [Read more here.](#)

## Schools Boundary Changes to Affect Gunston

Arlington Public Schools is preparing to redraw boundaries for a half-dozen schools to relieve high enrollment and over-capacity at three of them. The boundary process, which will go into effect next fall, is "limited in scope" and will target Abingdon Elementary School, Gunston Middle School and Wakefield High School. Read more here: [APS Prepares for 'Limited' Boundary Process Targeting Three Over-Crowded Schools | ARLnow.com](#)

## Open House at Project HUG, October 23

As part of Urban Agriculture month proclaimed by Arlington County, Project HUG (Highlands Urban Garden) held an Open House at Virginia Highlands on Saturday, October 23. We had a brief recognition ceremony for volunteers and then demonstrated our garden while harvesting produce.



We have donated over 360 pounds of produce this year to food pantries such as AFAC, with over 110 pounds of green beans alone.

### Dining in the Park to Move Forward

JBG Smith has recruited a big-name chef from D.C. to build a restaurant in a privately owned park



that will blur the lines between indoor and outdoor dining. The Seven Restaurant Group's culinary and design philosophy will bring an approachable, yet diversified and sophisticated dining experience to National Landing.

The restaurant concept called Surreal will offer Breakfast, Lunch and Dinner menus that combine unique, yet comforting flavors. From its location at JBG Smith's 1-acre green space at 2121 Crystal Drive, Surreal will also manage kiosks for a Dining in the Park program that will cater to customers who want to picnic

underneath 40-year-old trees. Surreal plans to take advantage of the adjacent surrounding park space by adding food carts selling gourmet street food, coffee, ice cream, beer, wine and more in addition to programming that space with farmers markets, herb gardens, classes/demonstrations, concert series, art installations, etc. They plan to activate the park through food, entertainment, and art. This group creates one of a kind restaurants, each with their own identity. Surreal plans to open in early 2023. [Read more here.](#) And [here.](#)

### Leafy Bikes Now Open

[Leafy Bikes](#), on the SE corner of 23rd St S and S. Fern (heart of Restaurant Row), is now open.

Their bikes are gorgeous - truly beautiful objects. They say they're the first and only two-seat electric bike.

## ARLINGTON COUNTY ISSUES

### New County Website is Live!



Notice anything different? On Mon., Oct. 18, Arlington County launched its new website, the first major refreshment of the County's online presence in more than seven years. Benefits of the new site include a new, lightly refreshed look and feel, enhanced search functionality, tile design for easier one-click access, improved maps, including a new What's Near Me? feature and much more. Check out the new Parks & Rec homepage, or browse through our list of events. Some of the links are still broken and it can take a while to navigate through the Menu, but the search engine works fairly well.

### Celebration and Exhibit on Arlington's History

It's now been 101 years, but that's not going to stop the Arlington County government from celebrating the 100th anniversary of its current name. **On November 19th** from 5:00 – 7:00 pm at Lubber Run Community Center, the County will be holding an exhibit of Arlington's history from 1920

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to the present; have a celebration of our past 101 years with a few remarks and cupcakes; and seal a 2020 time capsule for future Arlingtonians to open. Details forthcoming.

### **Arlington County's Historic Preservation Program**

Arlington County's Historic Preservation Program is updating its Master Plan and wants to hear from you! Opportunities for community engagement and feedback will take place **Nov. 29 – Dec. 3**. [Subscribe to the Program newsletter for more information.](#) The updated Master Plan will direct the key work and programmatic activities of Arlington's Historic Preservation Program for the next decade and will reflect the commitment of the Program to equity and inclusion. We celebrate the narratives of all Arlingtonians and are committed to protecting the histories of people of color, the LGBTQIA+ community, immigrants, women, and all who have historically been underrepresented. The County's vision of being a diverse and inclusive community where each person is important cannot be accomplished without this work of understanding the past.

The update process includes a detailed analysis of the existing Historic Preservation Master Plan (adopted in 2006), a thorough examination of the County's historic preservation work since that plan's adoption, and outreach to stakeholders and the broader Arlington community. We are collecting community feedback about the places and stories that matter to Arlingtonians. Over the last year, we have been sharing online questionnaires, and hosting virtual town halls and community meetings. We depend on your stories, perspectives, and opinions to guide our updates and help us understand the current state and future of preservation in the County.

Know any neighbors or organizations who care about our historic places & people? Invite them to [subscribe to the Historic Preservation newsletter using this link.](#)

Have questions about historic preservation in Arlington? [Visit the Historic Preservation Program's Homepage.](#)

Or contact Historic Preservation staff at <mailto:hpmasterplan@arlingtonva.us>.

For more updates about Community Planning, Housing and Development in Arlington County, including Historic Preservation Program announcements, follow Plan Arlington VA on [Facebook](#) and [Twitter](#).

### **Yucky Weather - It's that time of year!?!**

Check [Arlington County's Emergency Weather page](#) to learn about county-wide closures and delays. Register for [Arlington Alerts](#) to receive emergency info via text or email. For Parks & Recreation specific closures, call 703-228-4715, or better, sign up to get text messages here. Check out Parks & Recreation's comprehensive inclement weather policy [here](#). (BTW: It's not raining, why are fields closed? Learn more here.)

## **OTHER ISSUES**

### **Coat Drive**

The Aurora Hills Senior Center Advisory Committee is sponsoring a coat drive **through November 15**. Just bring a coat or coats (outerwear) by the Center (735 S, 18th St., Arlington) any Monday, Wednesday or Friday between 10 and 3 through the 15th. Coats will be donated to the Burke and

Herbert coat drive. Coats should be in reasonably good condition (i.e. wearable). They don't need to be washed. All sizes, ages, types, genders, and weights of outerwear welcome.

### National Airport Security Lanes Open November 9



Reagan National Airport's new security checkpoints, designed to increase screening capacity and facilitate the movement of the airport's ever-growing number of passengers, are nearing their debut. The Metropolitan Washington Airports Authority on Wednesday offered a first peek at this latest installment of the \$1 billion Project Journey, a capital overhaul that includes both the new checkpoint buildings and the new north concourse that opened in April. The two 50,000-square-foot checkpoint buildings are scheduled to open to the public on **Nov. 9**. A ribbon-cutting and tour for airport officials, government leaders and the media, was held in the north building October 13. [More details here.](#)

**President** Carol Fuller

**Vice President for Policy & Planning** Vacant

**Meeting Secretary** Patricia Heath

**Communications Director** Idris Clay

**Membership Liaison** Emily Norton

**Treasurer** Eric Cassel

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Or send a check for \$10 to:

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