

CRYSTAL CITY INSIDER

The monthly newsletter of the Crystal City Civic Association



April 2022

President's Corner

Thanks to everyone who joined us virtually and in person for our March 16th meeting on JBGS's development plans. We didn't cover transportation questions in the meeting and it's a clear issue for Crystal City. Our next meeting (May 18th) will cover transportation, both on a planning level and on specific projects in the Crystal City area.

Livability22202 continues to engage with VDOT, the National Landing BID and JBGS to develop creative solutions to the problems of bringing Route 1 down to grade. This is another huge issue for the area and we have some new ideas from our architect team. You will be hearing more in the coming month!

Lastly, be sure to visit our website (<https://www.crystalcitycivic.org/>) or our Facebook page. (We always need people to help with social media!)

- Eric Cassel, CCCA President

CIVIC ASSOCIATION AND LIVABILITY 22202 ISSUES

CCCA Meeting March 16

On March 16, the CCCA hosted several representatives from JBG Smith to get updates on a significant range of development projects in the area. These projects include buildings on Crystal Drive, The Water Park, the second Crystal City Metro entrance, and River House. Participants asked several questions and expressed concern about ongoing development disruptions, a lack of planned parking, dwindling green space, and future traffic patterns.

CRYSTAL CITY (AND NEARBY)

Development/Construction Timelines

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](#). Go here to see the [MyArlington](#) map of projects. You can also check the [National Landing BID Development Map](#).

Upcoming Meetings and Deadlines:

- **April 4, 6:45:** Planning Commission to consider PenPlace
- **April 11, 7-9pm:** LRPC on JBG's site plan for 223 23rd St/2250 Crystal Drive (see article below)
- **April TBD:** LRPC on Melwood Site Tier 1 Special General Land Use Plan (GLUP) Study (postponed due to conflict with AHCA meeting April 13)
- **April 23:** County Board meeting will consider approval of the PenPlace site plan

- **April 27:** public meeting for the Army Navy Country Club (ANCC) Connector Trail
- **April 28, 6:30-8:30:** VDOT Public Information Meeting on [Route 1 Study](#) (see article below)

New Information:

- Water Park redesign: **construction underway; approved number of trees removed which will be replaced;** completion winter/spring 2023; signage and images to go late March
- Crystal Square Central District Construction/Opening: **Grocery will be an Amazon Fresh as we've long suspected; opening may be delayed to second quarter 2022; Alamo Draft House opening delayed to fall 2022**
- Metro Entrance Plaza Upgrade by BID started in November; **completion mostly done but anticipated for late April**
- [223 23rd Street/2250 Crystal Drive site plan](#); southern end of Block M; **LRPC April 11**
- 241-251 18th Street renovation of plazas on both sides of 241; construction of green areas on 18th Street as well as the plazas is expected through **April 2022**
- [Second Crystal City Metro Entrance, JBG amendment](#) **postponed construction of 2 story building; 30% design; public meeting summer 2022**
- Americana Hotel: preliminary plans filed; **formal 4.1 site plan by the end of April** for a residential building to replace the hotel (see article below)
- [CC2DCA:](#) **public comment on recommended location in fall 2022**
- [23rd Street \(between Eads and Route 1\):](#) **completion spring 2022**
- [15th Street \(Eads to Route 1\):](#) **widen sidewalk; construction fall 2022**

No Change In Information:

- Dining in the Park (2121 Crystal Drive): construction started in February; Anticipated summer 2023 opening for the restaurant.
- [2000/2001 S Bell:](#) ongoing construction began in January
- [18th Street Complete Street Project,](#) construction Fern to Eads in process
- [MetPark Amazon HQ2 and Park:](#) Construction October 2021 to mid-2023
- [South Eads Street Complete Street – 12th St. S. to Army Navy Drive,](#) 30% design
- [South Eads Street Complete Street – 12th Street S to 15th Street S:](#) public update summer 2022 on 60% design
- [Transitway Extension to 12th Street and 12th Street Complete Project:](#) Crystal Dr to Long Bridge Dr construction Spring 2022 for 12 months (simultaneous with Transitway Extension Segment 1)
- [15th Street/Clark Bell Realignment,](#) 90% design; updates spring 2022
- [Airport Viaduct pedestrian improvement:](#) 30% design
- VRE Design for New Station: final design 2021-2022; award and construction 2022-2024
- Boundary Channel (VDOT): 90% design; construction summer 2022; target construction completion fall 2023
- 101 S 12th 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

Check Out the New Tool for Tracking Development Projects

Arlington has launched a new Development Tracking: Project Search Tool. Look up data for a specific project, or view by land use type, status, planning area, and more. [Start using the Project Search Tool](#)

What's to Become of Route 1?

Many of you are aware of the ongoing [VDOT feasibility study on the Route 1](#). You can read the background on the [Livability22202 website](#) for the Route 1 working group, including the February 27, 2022, letter to VDOT. VDOT has now started Phase 2 of the study and is planning a Public Information Meeting on April 28. [Register here](#). We don't know yet what will be covered in that meeting, but we have been disappointed that VDOT discontinued the Task Force meetings with essential stakeholders. In the meantime, the Livability working group continues to engage with VDOT, the National Landing BID, the People Before Cars coalition, and JBG to develop creative solutions to the problems of bringing Route 1 down to grade. Safety of crossing Route 1 for pedestrians and bikers is our primary goal and lowering Route 1 to grade with a traffic intersection at 18th Street poses the greatest risks. Working with two pro bono urban architects, the working group has proposed consideration of three ideas: a) pedestrian/bike-only plazas on both sides of Route 1 at 18th Street; b) passageways under Route 1 at 18th for bikes and pedestrians that would connect to the Metro and c) a "blue sky" option for a bridge over Route 1 similar to Highline in NYC. We will continue to inform the community as the study progresses as we seek the best options for a safe crossing of Route 1.

Crystal Plaza 5 (2250 Crystal Drive/223 23rd Street South)

JBGS proposes to redevelop Crystal Plaza 5, the site on the southern portion of Block M in Crystal City. JBGS plans to construct two new 30-story residential towers with retail on the first floor. The East Tower would have 827 units; the West Tower 613. Rezoning from C-O to C-O-Crystal City Mixed Use will require changes to Block Plan M, the PDSP, a site plan amendment, and a new site plan. New park space/open space for CCSP #10 and #11 parks will be incorporated. This project will also start the County's realignment of 23rd East of Route 1, with construction coordinated with the New Century Center residential property across 23rd Street. Public engagement and County planning meetings are anticipated to begin shortly. The Feedback period closed **March 14, 2022**. See details on the [project page here](#). The County will not allow any utility work to start until the 2250/223 4.1 is approved, perhaps in the fall of the year. Utility work will start immediately after 4.1 approval. An [LRPC](#) is planned for **April 11**.

Construction to start for Transitway on 12th and Crystal Drive April 4

Beginning the week of April 4th, Arlington County contractors will initiate the construction work for the first segment of the Transitway Extension to Pentagon City. The work includes the installation of two new transit stations at Crystal Drive & 15th Street S, and 12th Street S. & Long Bridge Drive, along with street improvements along 12th Street S. between S. Eads St. and S. Clark St., and the intersection of 12th Street S. at Crystal Drive. The contractor will use portions of the northbound curbside lane along Crystal Drive between 12th Street S. and 15th Street S., and Long Bridge Drive



as a construction staging area. The existing street parking on this side of the street will eventually become a transit-only lane as part of the project.

Project Area: Construction will begin the week of April 4th, 2022 and is anticipated to be complete by April 2023. Work hours will be Monday through Friday from 9:00am to 4:00pm. Street marking will be installed after construction and installation of the Transit stations are completed. Northbound traffic on Crystal Drive is not expected to be impacted by this project. Maintenance Of Traffic (MOT) plans for both projects can be found on the project pages for the [Transitway Extension to Pentagon City](#) and the [12th Street S. Complete Street projects](#).

Community members can receive email updates on this and other area projects by subscribing to the Crystal City / Pentagon City Transportation Update newsletter on the right side of either project page above.

Note to all: Be aware that there will be considerable disruption on the corner of 12th and Crystal Drive and the entrance to the Long Bridge Park Esplanade.. Remember that we fought the extension of the Transitway up Crystal Drive to 12th Street and lost. The one thing we accomplished is that they are going to fix the sharp turn problem by cutting the sidewalk back on the southwest corner of 12th and Crystal Drive in front of Waterford House to allow more room for buses to turn. You can see the project area on [slide 17 of the slideshow](#) from the September 2021 public meeting.

JBG Plans for the Americana Hotel

JBG will submit a 4.1 site plan to the County by the end of April for a residential building with 644 units. It will be a narrow building (130' wide), given the lot size, and be 20 stories high. The residential building will be 200' tall with retail along Eads. If the site plan is approved by first quarter 2023, construction could start by the first quarter of 2024 and the building could be completed by the end of 2024.

New Park at South Eads Street and Army Navy Drive

The New Park at South Eads Street and Army Navy Drive (formerly known as the "Teardrop Parcel" areas) is an area for public space development, per County Board designation in October 2019. The New Park is located adjacent to the Altaire residential development and 400 11th Street South, Verizon Site development and bisected by 11th Street South in the Crystal City neighborhood. It is walking distance from both the Pentagon City and Crystal City Metro Stations and is located close to other modes of public transportation. The New Park is also at walking distance to Metropolitan Park, Long Bridge Park and Virginia Highlands Park.

A project update video was released on March 25, 2022. Staff are seeking input based on this design concept presented in the video through **April 8** in the [SurveyMonkey link](#). The final site plan approval

is expected by late spring 2022. Naming and zoning approval will be conducted through commission meetings, not an online engagement.

What happened to the Market Center?

As part of the renovations being done to the pocket parks on 18th Street, JBG is replacing windows at its Market Center at 241 S 18th Street. They hope to reopen the Center by May 1. The goal is to finish the park work by the end of April.

Crystal City Metro Entrance Plaza

Work continues on the Crystal City Metro Plaza enhancements - a collaboration with JBG SMITH and the National Landing BID to improve the plaza. The Harmony Mural was installed last fall with work continuing on the upgrades to the plaza including new seating, lighting, and other upgrades. Completion is anticipated for late April 2022.

Construction begins on revamped Crystal City Water Park and courtyard along Crystal Drive

Have you been bothered by the construction at the Water Park that looks like all the trees were removed? Not true. Only about 8 trees were removed as approved by the County due to weakness or being in the way of the new infrastructure. Many more trees, suitable to the environment, will be planted to replace them. JBG plans to put up by the end of March new fencing, signage, and pictures of what the park will look like in 2023 when finished.

Read the latest from ArlNow on the ongoing construction: [ArlNow.com article March 8](#). Construction has started on major renovations to the Crystal City Water Park, JBG Smith announced Monday. JBG Smith will update the existing, 1.6-acre park at 1601 Crystal Drive with new restaurant kiosks and seating areas, a full-service restaurant, new water features — including a “water wall” with a bar perched on top — and a stage. The Arlington County Board approved plans for the park in March 2021, after deferring an earlier proposal that members predicted would lead to unsafe pedestrian and cyclist interactions. The privately-owned park has long hosted small food and drink vendors. The new kiosks will highlight local, minority- and women-owned businesses, “local favorites” and “renowned names,” JBG Smith says.

Dining in the Park

The Water Park is not the only JBG-owned public space getting upgrades. Two blocks south at 2121 Crystal Drive, a lightly used private park space in front of an office building will see renovations and the construction of a 5,587-square-foot restaurant. Work on that project also started recently. The restaurant, named Surreal, will be led by Chef Enrique Limardo and his team, which are behind Seven Reasons and Imperfecto in D.C. JBG Smith expects to complete both the Crystal City Water Park and Surreal in 2023.

East Metro Entrance

In March 2022, the project team sought County Board approval to alter the design of the East Metro Entrance from a largely underground facility to an at-grade structure. The recommendation was put forth after a new cost estimate found that the underground concept significantly exceeded the existing budget, threatening the project’s viability. The recommended at-grade design would construct a standalone headhouse structure along 18th Street S, with faregates, ticket machines, managers

kiosk. Passenger entrances would serve 18th Street S on the south side and the future Metro Market Square public space envisioned in the Crystal City Sector Plan on the north side. As with the previous concept, stairs and an elevator would provide access from the headhouse to the platforms. Under the revised design approach presented to the County Board, the project team will use the remaining design funds to develop a 30% design for the at-grade alternative. [See the project page.](#)

The site of the future east entrance is also slated to see new retail, but JBG Smith has put redevelopment plans on hold due to the pandemic, the county says. The east entrance designs leave room to build the retail spaces later on. As part of the stalled retail project, JBG Smith agreed to hand over land for a public open space called “Metro Market Square,” according to a memo from the developer. The company is working with the county to build this space concurrently with the entrance project.

Two Bridges to be reconstructed over Four Mile Run

A Public Engagement meeting was held March 16 on bridge design and construction for the W. Glebe St. Bridge, bridge design and construction for the Arlington Ridge Bridge/Mt. Vernon Bridge, and artistic designs for both bridges. Note – both bridges will have new decks as well as enhancements to the 4MR Trail sections beneath the bridges. One of the purposes of the current public engagement is to gather suggestions from the public on design elements for the Arlington Ridge Bridge, so please complete the [online survey by April 3.](#)

W. Glebe Road Bridge:

This is a design/build project, currently at 60% design. The first step is building the wider sidewalk, with an April construction start. The entire project should be completed by September, 2023. Staff will post some plans; look for plans later. The basic design has not changed since public engagement in March, 2020: 2 travel lanes in each direction, remove median, 6’ sidewalk and 6’ grade-separated bike lane on both sides – first time County is using this specific design. Maintenance Of Traffic (MOT) plans: all modes (bike-ped-driving-transit) will continue to have access across the bridge throughout the construction process. Funding: 50/50 Alexandria-Arlington funding. (\$10 million)

Arlington Ridge/Mt Vernon Bridge

This project is also design-build and is for bridge deck replacement only rather than replacing the entire structure. Plan is to start construction for ARRB when W. Glebe bridge construction is complete. The Mt. Vernon Bridge has the same basic plan as the Glebe bridge, with 2 travel lanes in each direction and a shared bike-ped path on each side (about 12’ wide – “marked” to distinguish bike from ped path). Construction will take about 1.5 years. Changes to the intersection of S Glebe and ARR are a separate County project. Virginia has promised over \$4 million, and staff are applying for more funds for this very expensive project.

Southbound Lanes of West Glebe Bridge Shut Down for Structural Issues

As a result of a bridge inspection Friday, March 25, engineers closed the southbound lane of the West Glebe Bridge between Arlington and Alexandria due to further degradation of structural beams. The northbound lane of the bridge over South Four Mile Run will remain open, making the bridge one-way to traffic and requiring a detour for southbound vehicles. The bridge’s maximum load rating of 5 tons will remain in place with a critical need for heavier vehicles – primarily buses and dump trucks -- to comply for public safety. The restrictions will stay in place until further notice. Engineers

continue to monitor the structure's condition on a weekly basis. A contract for a planned bridge replacement has been awarded with construction set to begin later this year. In November 2018, a routine inspection of the bridge found deterioration prompting Arlington and Alexandria to impose the weight restriction and close the sidewalks on both sides. Two months later, the bridge's southbound lane was converted for the exclusive use of pedestrians.

Four Mile Run to be dredged in \$5M project to alleviate potential flooding

Arlington County plans to dredge stretches of the Four Mile Run and lower Long Branch Creek channels to alleviate potential flooding. The project targets sections of the waterways near Mt. Vernon Avenue, bordering the City of Alexandria, where U.S. Army Corps of Engineers (USACE) determined soil deposit levels were "unacceptable" for stormwater management. Arlington County will pay for the \$5 million project and will receive partial reimbursement from the City of Alexandria, leaving the county on the hook for \$2.88 million.

Short Bridge Park ([link](#))

Construction has finally started on Short Bridge Park, a new County park in the far southeast corner of 22202, above the 4 Mile Run Trail east of Route 1. A critical preliminary site improvement was identified for the project site that Arlington County DES has advanced through design and which is now ready for construction. The improvement will consist of a 10-foot-wide concrete trail connecting the northbound Route 1 Trail with the Four Mile Run Trail extending east-west beneath Route 1, as well as removal of a section of sidewalk to accommodate a simpler connection to the Four Mile Run pedestrian bridge. View the extensive construction plans [here](#). Note that the shared use Route 1 path over Four Mile Run has been closed due to ongoing construction. Amenities to be added include a plaza offering views of Four Mile Run and the City of Alexandria skyline; a riverfront overlook where people can step off the Four Mile Run Trail and get closer to the water; pathways for shared pedestrian and bicycle use throughout the park, and a 4,500-5,000 square foot "dog run" with artificial turf. Public art, still to be designed, will also be added. Because the paved pathways lie within the Chesapeake Bay Resource Protection Area, they will be offset by a new, 26,000 square foot riparian meadow that will improve stormwater absorption, help prevent erosion and offer habitat for wildlife. The County also will plant more trees, for a total of about 82 trees across the park.

S. Eads Street (12th St. S – 15th St. S) Project Update

In January 2022, the project team for the S. Eads Street (12th Street S. – 15th Street S.) Complete Street project held a concept design public engagement to discuss the concept design for the County's portion of this corridor. Following the end of the public comment period, the team has prepared a summary of what we heard from you during the engagement. You can find this document, the initial concept designs, and more information on the [project web page](#). The next public engagement milestone is to share the final concept design, which will be informed by this feedback. That is expected to occur in Summer 2022.

CCCRC

The Crystal City Citizen Review Council (CCCRC) was established by the Arlington County Board to monitor, identify issues and ensure the success of the Crystal City Sector Plan. The Crystal City Sector Plan presents the future vision to transform the area and make it a more complete, inviting, lively and walkable community. The 19 members are drawn from both the community within Crystal

City as well as from the broader Arlington community by way of civic association and citizen advisory group representatives and other key stakeholders. We have 4 CCCA members on the committee: Judy Freshman, Carol Fuller, Emily Norton, and Barbara Selfridge. Michael Dowell, our Livability22202 lead from Aurora Highlands, has replaced long-serving Christer Ahl as President, after Christer moved out of Arlington last December. Following the March 2 meeting, the CCCRC sent a [letter to the County](#) on priorities for the Capital Improvement Plan.

Calling all Volunteer Gardeners

The HUG Instagram account has gone live. [highlands.urban.garden](https://www.instagram.com/highlands.urban.garden)
Highlands Urban Garden (HUG) is a collaborative project with Livability22202 sponsored by the @nationallanding, @arlparksrec and the Crystal City Rotary Club to develop a demonstration urban garden. @arlingtonfoua is managing the project and providing design and technical expertise. The small-scale garden demonstrates modern, sustainable agricultural practices such as modular, low-impact design principles, sustainable water management practices, and incorporates smart technology to collect agriculture metrics. A team of neighborhood volunteers help install, maintain and manage the garden. Follow to see more HUG updates and details on getting involved!
#urbangarden #urbangardening #plotagainsthunger #garden #urbanfarming

Following on the very productive 2021 year gardening at the Highlands Urban Garden (HUG) next to the tennis courts at Virginia Highlands Park, volunteers have started preparing for spring planting. Some plants wintered over. We planted peas and have lots of seedlings started. Come join the outdoors and help grow produce for AFAC and other food donation services.

Livability22202: Schools

Over the past year, the Livability22202 Schools Working Group has been advocating for more K-12 seats in 22202 to address persistent overcrowding at our local schools that will grow more acute as new residential development arrives to Pentagon and Crystal City. This advocacy has included formal letters and testimonies at School and County Board meetings, and informal engagements with APS and County Staff and Board Members, local businesses, and developers. Thanks to these efforts, the first step was taken to identify a local elementary school site within the Pentagon City Sector Plan. As land that could meet the needs of an elementary population is quickly disappearing in 22202 it will not become a reality unless APS commits to fund this new school in coordination with library and community center upgrades. Learn more at the [Livability22202 website](#) and join us in advocating for more Elementary, Middle, and High School seats in 22202.

Livability22202: Theater

The non-profit organization Embracing Arlington Arts (EAA) has been working hard over the last several months on an initiative to get a flexible quality performing arts center built in Arlington. They have met with County Board members, neighborhood civic associations, developers, theater organizations and other stakeholders about the project and potential location sites. They also report having exciting discussions with two potential investors who are very interested in possibly providing funding for the venue.

On a parallel track, Embracing Arlington Arts secured funding from Amazon to underwrite the consultant costs to draft a formal business plan covering the management model for the site, operating costs, estimated construction costs, rental rates and more, and also included a survey

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about patrons' views on returning to attending live performances. If you would like more information about the important work Embracing Arlington Arts is doing to advance the vibrancy and health of the arts and culture in Arlington join their mailing list at janetk@embracing-arlington-arts.org.

Tesla is charging up to open at former Maserati dealership near I-395, permits show

Tesla is in the process of building out its new Arlington location. The electric car company is moving into the building formerly occupied by Maserati on S. Glebe Road near I-395, county permit records show. A building permit was approved in January and calls for the building to get “improvements for ‘Tesla, Inc.’ auto sales, delivery and vehicles service as well as minor interior alterations, new equipment installation, and new furniture.” At the moment, it’s unclear when the store will open.

[Read more here.](#)

How a Few NoVA Urbanists Made Up This Place Called National Landing--and Landed Amazon HQ2

What is National Landing, exactly? A lot of the conversation has revolved around jobs, jobs, jobs, but that’s only a small part of the picture of how the project could change our understanding of Northern Virginia. It’s been touted as a new kind of cultural and economic capital for our region, one shaped by Amazon’s needs. If you’re interested in how Amazon could reshape our region, it’s worth understanding what our region had to build to land them. [Northern Virginia Magazine](#)

Amazon commits \$3 million to Virginia Tech for AI, machine learning research

Amazon is committing \$3 million over the next five years to Virginia Tech for machine learning and artificial intelligence research and fellowships at both the Blacksburg and Alexandria campuses, deepening the company's relationship with the university. Virginia Tech will use Amazon’s (funding — \$600,000 dispersed annually — to cover doctoral student fellowships, research projects and community outreach, said Julie Ross, the university’s dean of engineering, who’s based at the Blacksburg campus. The program, called the Amazon-Virginia Tech Initiative for Efficient and Robust Machine Learning, will be housed in the university’s college of engineering and led by researchers at the Sanghani Center for Artificial Intelligence and Data Analytics, which collaborates with dozens of companies and federal agencies on machine-learning projects in Blacksburg and at the school's new Potomac Yard campus.

Walking School Bus

Looking for a chance to get more exercise this spring and help out your neighborhood at the same time? Climb on board the walking school bus! Arlington Public Schools Safe Routes to School is looking for adult volunteers to help students walk safely to school. See page 11 of the 55+ Guide or visit this [website](#) for more information. Walking to school has undeniable benefits for mental and physical health. APS has long encouraged use of active transportation, and APS SRTS is always on the look-out for new resources to make it easy for students who live within established walk zones to travel to school using muscle power.

Zero-waste service taking on Amazon is expanding in Virginia with record growth

[The Rounds](#) — a new zero waste delivery service — is expanding their door to door delivery service to 3 new zip codes in Arlington: 22201, 22207 and 22203. Designed as a local and sustainable alternative to Amazon, The Rounds is a new take on the traditional “milkman” model. After delivering

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items in reusable containers, they pick up the empties that their Members leave on their doorsteps and drop off a refill. They partner with local businesses like Compass Coffee and Bethesda Bagels to keep homes stocked with everyday staples and local favorites — all on an autopilot system that they cheekily claim to act as a “psychic home manager.” All you do is set how many rolls of TP you want a week and forget ever having to haul a 24 pack home from the store again. [Read more here.](#)

Walk & Discover Invisible Design: The Evolution of National Landing

WalkArlington presents Walking Palooza Sat, **April 9**, 10:30 AM – 12:00 PM. Walk a day in our shoes and explore urban design, planning and placemaking in National Landing. Take a walk with us and learn about the fast-growing home of Amazon’s HQ2, National Landing. There are so many projects underway—new parks, new art, new roadways, new structures. It’s hard to keep track! Using an informal walking talk show format, WalkArlington will bring together neighborhood leaders and County staff to share their hopes and dreams for the neighborhood’s future. They’ll also educate us on “invisible design”: features of our built environment that we may not notice, but that have a tremendous influence on our experience of a place. We’ll also learn about some fascinating neighborhood history. This is a one-way walk that will start at the Crystal City Metro Station and end at the Pentagon City Metro Station. [Register here.](#)

Buy Nothing Crystal City/Pentagon City/Aurora Highlands Group is “Sprouting”

For those of you who have enjoyed giving or receiving things for free on this group, it will “sprout” into 5 groups on March 25. That may mean you won’t see things in other parts of 22202 as you did in the past. You may be able to reach other areas if you download the BuyNothing app. If this becomes an issue, you can join another Facebook group [Crystal City/Pentagon City, Aurora Highlands Arlington VA Community](#) which already has 864 members. And of course there is also Nextdoor.com which has 1,530 Crystal City members.

Alexandria’s Plans for Potomac Yard

With Potomac Yard Metro Station coming along, city staff and leaders recently took a look at the rest of the planned development. At a meeting of the Potomac Yard Metrorail Implementation Work Group on Monday, Principal Planner Dirk Geratz took group members on a virtual tour of the development site and outlined how far development in the area has come — and how far some parts still have to go. [Read the details here.](#)

Crystal City Restaurants

A halal restaurant franchise is opening a new concept in Crystal City potentially by the end of this year. The company, PPOVA LLC, has leased a 2,400 square foot space at 2323 S. Eads Street to launch a combination restaurant featuring chicken concept Peri-Peri Original and beef-focused [Kallisto Steakhouse](#)

[Crystal Bowl](#) is opening on the ground floor of 2800 Crystal Drive, signs announce on the eatery’s exterior. It’s set to serve lunch bowls, sandwiches, breakfast, coffee, smoothies, and bubble tea, according to signs on the window. It remains unclear when it is expected to open, though.

The northernmost [Crystal City Starbucks](#) is hidden away in the Crowne Plaza at 1480 Crymailstal Drive. This is a full Starbucks with lots of seating, next to the Potomac Social restaurant on the Mezzanine level. In nice weather, you can sit on the hidden parklet plaza on the second level.

[Nighthawk Pizza](#) opened to the public March 24 in the large space at 1201 S. Joyce Street in Westpost, the former Champps,

“Taco temple” [Banditos Bar & Kitchen](#) appears to be preparing to open in Pentagon City in April. A new black and pink banner declaring an “April 2022” opening for the Baltimore-based Mexican eatery was spotted hanging over the exterior of 1301 S. Joyce Street at Westpost.

New Stores and Restaurants in Pentagon Row (Westpost)

Target is set to open April 3 in the former Bed Bath & Beyond space in Westpost.

Earth Treks is now Movement

After 20+ years as Earth Treks, Planet Granite, and Movement Climbing + Fitness, our family has grown a lot — inspiring us to move forward as one community: Movement! No change in membership.

ARLINGTON COUNTY ISSUES

Calling All Community Advocates for Neighborhood College

Learn how to become a neighborhood advocate and create positive change in your community through Arlington's free Neighborhood College program. The application period for the Spring 2022 Session is now open. It closes—for real, no April Fooling!—on April 1, 2022. The program is geared toward Arlingtonians who want to become more involved in neighborhood and County-wide issues. Participants will learn about many aspects of Arlington County government and practice core communication and influencing skills, key to civic engagement and leadership. [Learn more and apply](#)

Expanding Housing Choice: The Missing Middle Housing Study Virtual Walking Tours

The Missing Middle Housing Study is examining how more flexibility for more diverse housing options could expand housing choice and increase housing supply in a way that balances community priorities and concerns. The Missing Middle Housing Study Virtual Walking Tours provides examples of existing diverse, house-scale housing in Arlington's neighborhoods, including Ashton Heights, Aurora Highlands, Ballston-Virginia Square, Cherrydale, Green Valley, and Penrose. To provide context on the range of options that the Missing Middle Housing Study is studying, the virtual tours provide an opportunity to explore the following housing types:

- Small lot single detached homes
- Duplexes (side-by-side and stacked)
- Townhouses (side-by-side and stacked)
- Small multiplexes

The community is invited to take the virtual tours with friends and neighbors in person or explore the various neighborhoods from your home. Explore Arlington's neighborhoods and take a look at a few

of the examples where diverse housing types already exist, albeit in limited supply. "[Take the virtual walking tour](#)"

Proposed FY 2023 Budget Looks Toward Post-Pandemic Future

County Manager Mark Schwartz's proposed FY 2023 budget begins to look beyond the COVID-19 pandemic with a focus on the County workforce, affordable housing, schools and the environment. In all, the proposal details \$1.47 billion in General Fund spending, a 5.5-percent increase over FY 2022. The budget is based on 3.4 percent growth in real estate assessments and 7 percent growth in overall tax revenue. The proposed budget includes no change to current property tax rates. Although revenues are recovering, there is still uncertainty with some revenue sources, such as hotel taxes and non-tax revenue like parking meters, which Schwartz says the County will continue to monitor. The County Board held a budget hearing on March 29th and a tax rate hearing on March 31st. The final vote on the FY 2023 operating budget is scheduled for Saturday, April 23. The fiscal year begins July 1. [Read more here.](#)

Inaugural Members Appointed to Community Oversight Board

At its March 22 recessed Board meeting, the County Board appointed the 7 voting and 2 non-voting members of the Community Oversight Board (COB). The COB is a public body appointed by the County Board charged with advising the Board on how to improve transparency and accountability in the Arlington County Police Department and to perform delegated functions of the County Board including accepting complaints from community members, reviewing ACPD investigations into police conduct, and engaging with the community to improve the relationship with law enforcement professionals. The Oversight Board will consist of seven voting members who are residents of the County and reflect our demographic diversity along with two non-voting members with prior law enforcement experience. Among the COB's first acts of business will be to establish policies and procedures for their operations. The work of the COB will be supported by an Independent Policing Auditor, a new position, that the County is in the process of recruiting. [Read more here.](#)

County to Receive Federal Funding for Mental Health Mobile Crisis Care

Arlington County is set to receive federal funding for behavioral health mobile crisis care in the amount of \$390,000. This is one of ten projects Rep. Don Beyer (D-VA) was able to secure funding for a total amount of \$5.4 million across Virginia's 8th District, which includes Arlington, Alexandria, Falls Church and parts of Fairfax County. The Omnibus spending bill was signed into law by the President March 15, 2022. [Read more here.](#)

Police Accepting Applications to Summer Camps

As part of our department's key initiative of Community Engagement, the Youth Outreach Unit (YOU) works to proactively engage youth in Arlington through community-based outreach strategies. YOU Officers are excited to offer three camps focused on education, relationship-building and positive youth development while ensuring participants enjoy a fun-filled and safe summer.

[Arlington County Summer Teen Enrichment Program](#): The Arlington County Summer Teen Enrichment Program (AC STEP) is for Arlington high school students and provides participants with positive experiences and mentorship with officers through a program designed to develop their leadership skills, provide the students with smart decision-making skills, and educative lessons. Participants also engage in discussions about the dangers of risky behaviors, gain practical

knowledge, and lifestyle skills important to employment and mental health. The program promotes healthy lifestyles through team building, leadership activities and self-confidence. The free, week-long AC STEP will begin on Monday, August 1. Participants may be referred to the program for participation or submit an application. To learn more about AC STEP, [visit our website](#).

Teen Police Academy: The first annual Teen Police Academy is for rising Arlington 10th – 12th grade students who want to explore a career in law enforcement. Through classroom presentations, hands-on learning, scenario training, and field trips, the Teen Police Academy will educate participants about a career in law enforcement, while also giving them a better understanding of how the police department operates and its role in the community. Participants can ask questions of presenters and share their insights throughout the program. The free, week-long Teen Police Academy will begin on Monday, July 18. To learn more about the academy and to submit an application, [visit our website](#).

Summer Safety Patrol Camp: Safety Patrol Camp is for rising Arlington 4th or 5th grade students. Safety Patrol Camp is for those students who would like to be Safety Patrols for the upcoming school year. Children attending this camp receive instruction on their patrol responsibilities, participate in group activities, meet special guests from the police department and county agencies, and complete fun crafts. Four week-long sessions of the 2022 Summer Safety Patrol Camp are being held from June - August. To learn more about the program, camp fee and to submit an application, [visit our website](#).

Arlington Teen Summer Job Fair

Are you an Arlington teen looking for a job or volunteer opportunity? Arlington's annual employment and volunteer expo serving 14 to 18 year-olds. Hundreds of summer job opportunities and more! Saturday, April 23, 10am-12pm, Thomas Jefferson Community Center, 3501 2nd St South (Additional parking available at Alice West Fleet Elementary School's underground garage). To [register and to find additional information](#): To join our live [Q&A](#) about this event on April 7th:

Spring E-CARE Returns to Yorktown on April 23

E-CARE, Arlington's big spring drop-off pop-up event for household hazardous materials (HHM), old electronics, small metal items and more returns this year to Yorktown High School on April 23 from 8:30 a.m. to 3 p.m. (Yup, that's Earth Day weekend.) The safe, quick disposal drive-through is the perfect cap to household spring cleaning. Donated bicycles will be collected by Bikes for the World to provide healthy basic transportation for people overseas.

Pro tip: Pack vehicles in reverse order of E-CARE drop-off. Electronics go in first, HHM next, then lastly and most accessible – metals and bicycles. It'll make unloading much faster. And be sure to check with neighbors for opportunities to combine loads and save trips.

Full disclosure: Those on foot or bike get super-fast VIP treatment.

E-CARE is open to Arlington residents only so bring ID or be prepared for a quiz on the Retrocession of 1847. No commercial waste will be accepted.

OTHER ISSUES

Upcoming Yellow Line shutdown

The planned opening of the Potomac Yard Metro station will coincide with a pair of shutdowns along the Yellow Line. [This will cause pain](#).

- Potomac Yard Station, Sept. 10 – Oct. 22, 2022: Potomac Yard Station construction will require a six-week shutdown of rail service south of Washington National Airport station to build new tracks that “tie-in” the new station with the existing Metrorail system. Engineering, testing, and commissioning needed to integrate the track, power, communications and signal systems into the system will also be conducted during this time. This will be followed by additional testing and training to determine when service can begin.
- Yellow Line Tunnel and Bridge Rehab, beginning **Sept. 10, 2022**: This work will require a shutdown between Pentagon and L’Enfant Plaza stations, closing the Yellow Line crossing of the Potomac River for seven to eight months. During that time, crews will rehabilitate the Yellow Line Bridge spanning the Potomac River and repair the steel lined tunnels between Pentagon and L’Enfant Plaza stations, both of which date to original construction more than 40 years ago. Exact service plans will be released later this year as construction plans are finalized. Rehab work on the Yellow Line Bridge across the Potomac River and work on the Pentagon and L’Enfant stations will shut down the crossing into D.C. for seven to eight months, WMATA said. The work is expected to be completed in spring 2023. [Read the Metro announcement here.](#)

Colonial Games Festival

The Ball-Sellers House opens its season on Saturday **April 2** at 1 pm with a Colonial Games Festival. Children of every ages can play some of the games that the five daughters who lived here from 1742-1766 played. Join us for Ninepins, Jacks, Corn Cob Darts, Graces, pancake races, and more! We’ll offer colonial era sweet treats and beverages. Free tours by a knowledgeable docent of the oldest structure in the Washington metro area built by John and Elizabeth Ball c. 1750. This event is free but donations to support the house are always appreciated. Free street parking (please be courteous to our neighbors!) Event by Arlington Historical Society at 5620 3rd St S.

Celebrate National Walking Day

National Walking day is around the corner. Join our partners at WalkArlington as we celebrate the event with free curated walks on **April 9**. Discover the thrill of walking around Arlington County and explore new ways to commute to-and-from work or travel around Arlington as the weather warms up. [See the event flyer here.](#)

Study: Arlington is a hub for Gen Z renters and trendsetters

Is Arlington experiencing a Gen Z takeover? Zoomers — the generation born after 1997 — make up the “only active generation of apartment seekers nationwide,” and they are disproportionately choosing Arlington County, according to a new study from RentCafe. Between 2020 and 2021, Arlington saw a 55% increase in apartment applications submitted by this age group, according to the website, which follows trends in the apartment market. It analyzed 3.2 million applications for the study. [See more here.](#)

55+ Programs @ Aurora Hills

If you are 55 or older, check out the [55+ Pass programs](#) at Aurora Hills.

Open Door Mondays

Every Monday, 7-8:30pm. Talk to a County Board member on any topic. See the schedule [here](#).

President Eric Cassel

Vice President Tarsi Dunlop

Meeting Secretary Alistair Watson (by appointment)

Communications Director Idris Clay

Membership Liaison Emily Norton

Treasurer Steve Miller

Join on our website:

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

Or [Renew Your Membership](#)

Pay through PayPal

Or send a check for \$10 to:

Steve Miller

Treasurer, CCCA

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