

A Table of Contents:
CRYSTAL CITY INSIDER

The monthly newsletter of the Crystal City Civic Association



Page

1. PRESIDENT'S CORNER.....	2
2. INFORMATION AND EVENTS – ARLINGTON COUNTY....	3
3. CIVIC ASSOCIATION AND LIVABILITY 22202 ISSUES....	6
4. LONGER TERM ISSUES.....	8
5. FUN STUFF IN CRYSTAL CITY (AND NEARBY).....	9
6. OTHER AREAS OF INTEREST.....	10
7. ABOUT CCCA.....	11

PRESIDENT'S CORNER

Message from CCCA's President
President's Corner

Thanks to everyone who joined us virtually and in person for our May meeting on transportation. Our next regular meeting will be in September, but we will have a special meeting on June 15 to cover Route 1. This meeting will be for all three civic associations. We will cover all the different alternatives for 18th street and Route 1!

[Register here.](#)

The County 10-year investment plan was recently released and 3 Crystal City Parks were included. We have a significant number of new parks in the planning stages, but funding has been uncertain.

With summer approaching, please maintain personal awareness, as crime will increase. While our area does not have high crime rates, it does happen. A purse was recently stolen just outside of Long Bridge Park on Crystal Drive. A violent attack with weapon took place outside Bowlero on 23rd St on May 23.

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

- *Eric Cassel, CCCA President*

INFORMATION/EVENTS – ARLINGTON COUNTY

County Manager Proposes \$3.9 Billion, 10-Year Capital Improvement Plan

Arlington County Manager Mark Schwartz presented his proposed FY 2023–2032 Capital Improvement Plan (CIP) to the Arlington County Board at its Recessed Meeting on Tuesday, May 17. The proposal outlines \$3.9 billion in investments for stormwater management and flood response, climate and environmental programs, parks, transportation, community infrastructure and more over the next 10 years. The FY 2023–2032 CIP returns to a traditional 10-year plan after a three-year CIP in FY 2022–2024 and a one-year CIP in FY 2021—both adjustments resulting from the COVID-19 pandemic. Like the FY 2023 Operating Budget adopted last month, the current CIP considers lessons learned from the pandemic and responds to emerging service and infrastructure demands across the County.

Items affecting 22202 reflecting CCCA and CCCRC recommendations

1. Parks Master Plans (pg. 2)

Crystal City Parks: \$22.7M, (2023-2028) [CCCRC provided recommendations on specific parks – CIP provides a general allocation]:

- a. 18th St. Metro Park
- b. Center Park
- c. 23rd Street Park

Short Bridge Park: \$6.8M, (2023—2025)

Virginia Highlands Park: \$27M, (2028, -2032 with most of it in the 2032 (\$23.3M, the last year of the CIP) [CCCRC recommendation, but this is quite a bit later than we would prefer]

2. Transportation Complete Streets (pg. 4-5)

Army Navy Country Club Trail \$4.9M (2023-2026) [CCCRC recommendation]

Army Navy Drive Complete Street \$14.4M (2023-2026)

Crystal City, Pentagon City, Potomac Yard Street \$137.3M (2023-2032)

3. Transportation, Arlington Transit Program (pg. 5)

Army Navy Transit Center \$0.2M (2023-2028, with most funding in 2023)

Crystal City Metro Station East Entrance \$91.4M (2023-2026) [CCCRC recommendation]

Crystal City Potomac Yard Transitway Upkeep \$1.7M (2023-2024) [CCCRC recommendation]

Pentagon City Metro Station, Second Elevator \$3.5M (2023)

PrTN Transitway extension to Pentagon City \$25.3M (2023-2025) [CCCRC recommendation]

PrTN Transitway extension (Potomac Ave-Alexandria) \$7.5M (2023-2026) [CCCRC recommendation]

4. WPCP Capital Sustainment (pg. 6-7)

Various items: \$274.7M (2023-2032)

Va. congressional delegation puts weight behind Route 1 proposal

Members of Congress from Virginia are pushing the federal government to help fund proposed changes to Route 1. The changes, while still being hashed out by VDOT and local officials, would lower elevated portions of Route 1 through Crystal City to grade, turning it into a lower speed “urban

boulevard.” VDOT is also mulling at least one pedestrian bridge or tunnel at 18th Street S., near the Metro station, to improve safety. [Read more here.](#)

Arlington County Long Range Planning Committee (LRPC) of the Planning Commission Meeting

The Missing Middle Housing Study is exploring how new housing types could help address Arlington’s shortfall in housing supply and gaps in housing choices. The study, which began in the Fall of 2020, includes three phases. Anticipated outcomes include:

- A shared understanding of the problem
- Options for County Board consideration
- Policy/regulation changes to enable new housing types
- Identification of issues for further study

Upcoming meeting: Monday, June 6, 2022, 7:00 - 9:00 p.m. [Read more here.](#)

National Landing BID Coverage

Free Fitness Class — Join HUSTLE at Long Bridge Park in National Landing for a weekly sweaty and fun outdoor HIIT class. Arlington, VA has been named one of the fittest cities in the country, so get your heart pumping at an outdoor HIIT class with local fitness instructors.

General National Landing Coverage

[Amazon's HQ2 at Metropolitan Park lands four more retailers](#)

Amazon announced a second set of retailers that will join the first phase of HQ2. The four small businesses — a fitness studio, bike shop, juice shop and burger joint — will open in the 67,115-square-foot space for ground-floor retail at Metropolitan Park by the end of 2023, not long after HQ2's 22-story office towers are set to open. Amazon has said before the company is committed to filling out its retail space with small businesses, prioritizing underrepresented owners, including women and people of color.

Check Out New Resources Announced at the May 16 County Open House

At the highly attended Crystal City-Pentagon City Virtual Open House May 16, County staff announced the release of [a new Interactive map](#) for Crystal City-Pentagon City projects (County, private developers, VDOT, and VRE): Test it out and send your comments to the County. The bottom of the map info page states: For more information related to planning in this area, visit the [Crystal City - Pentagon City Planning at a Glance webpage](#). Have questions about the map? Reach out to <mailto:EngageArlington@arlingtonva.us>

For those who were not able to make it, the recordings with associated timestamps in the description are [here](#). The video will also be added to the description of the map itself.

Arlington Encourages Caution Due to Rise in COVID-19 Cases

Arlington County and the region continue to experience a rise in [COVID-19 cases](#). As of May 23, 2022, the County remains in the CDC’s Medium Community Level of transmission, with a positivity rate hovering around 14.7% – its highest since early January. Use layered prevention strategies to

keep yourself and your loved ones healthy – and to keep up the progress we’ve made in fighting the pandemic.

Profile 2022

The Arlington County Profile is an annual report providing statistical information including demographics, development, employment, transportation, community resources and much more. The Profile has been updated for 2022 and includes the following features: data topics, key facts and takeaways, and planning corridor statistics.

[Profile 2022\(PDF, 3MB\)](#)

[Profile 2022 Interactive Summary by Planning Corridor](#)

[Profile Open Data \(2022 data coming soon\)](#)

[The Interactive Corridors Summary](#) (shown above) highlights population and housing statistics by planning corridor.

For more information about Arlington’s history, amenities and highlights, see [Arlington Fast Facts](#).

CIVIC ASSOCIATION AND LIVABILITY 22202 ISSUES

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. The County has changed its [website](#). See [a new Interactive map](#) for Crystal City-Pentagon City projects (County, private developers, VDOT, and VRE): You can also check the [National Landing BID Development Map](#).

Upcoming Meetings and Deadlines:

- **June 6, 7-9 pm, LRPC on Missing Middle Housing Study**
- **June 13, 7-9 pm: SPRC on JBG's site plan for 2250 Crystal Dr/233 23rd Street**
- **June 14, 7-9 pm: LRPC on JBG's site plan for Americana on Eads Street**
- **June 15, 7-9 pm: Joint 3 civic association meeting on Route 1**
- **June 21, 6:30-8:30, VDOT Public Information Meeting on Route 1**
- **June 22, 7-9 pm, Public Information Meeting on Long Bridge**

VDOT Feasibility Study for Route 1

VDOT recently posted the recording and presentation from their first Public Information Meeting (PIM) for Phase 2 of their Route 1 Multimodal Improvements Feasibility Study. Individuals and organizations had until May 20 to submit comments. The Livability 22202 Route 1 Working Group worked on designs for 18th Street between Eads and Clark-Bell and Right of Way (ROW) for an at-grade Route 1. These designs were included as attachments to their March 20 letter to VDOT, which ranked the proposed crossings of an at-grade Route 1 at 18th, the need for a wider ROW, and concerns about VDOT's proposed TDM plans. [Read the letter and review the attachments here.](#)

The Livability 22202 Route 1 Working Group has also been working with the People before Cars Coalition to send a joint letter to VDOT on several Route 1 issues upon which they agree. [The letter can be found here.](#)

The CCCA is hosting a community-wide meeting on Wednesday, June 15 to share the Working Group proposals to date and to gather feedback on how the community feels about the Phase 2 VDOT study and its proposals. [Register in advance for this virtual meeting](#): After registering, you will receive a confirmation email containing information about joining the meeting.

Watch the [VDOT project page](#) and 22202 community listservs and civic association websites for information on the second PIM for the project, which will focus on the Right of Way (ROW) - what is needed in the space between the building edge on the east side and the building edge on the west side of an at-grade Route 1.

Housing renter survey

The housing workgroup of Livability 22202 is a community, volunteer-run effort in our neighborhood to address unmet housing needs. We know there have been a lot of changes in the past year, especially in terms of cost of living and housing. As development continues, Housing Livability 22202 is curious about your housing and rental experiences, particularly in terms of the cost of living. We will use the results to highlight the pressing need to make sure everyone has access to housing that they can afford. If you are a renter in the 22202 zip code, please consider

taking a few minutes [to fill out the survey](#). You can remain completely anonymous if you so choose.

Livability 22202 Leadership Meeting with Dweck RE Crystal Towers 3, 1600 S. Eads Street Proposal

Highlights of the meeting on Wednesday, May 18, 2022

Dweck proposed a Major Site Plan Amendment (#13) for:

- Construction of two new buildings: a one-story retail building containing approx. 28,000 sf of retail GFA, and an 11-story building containing 209 residential units and approx. 8,500 sf of retail GFA.
- Modifications requested for additional density consistent with ACZO Sec. 15.5.9, density exclusions, reduced parking ratios, reduced loading spaces, and other modifications.

Most of the concerns were about the proposed circulation:

- Having a single exit/entrance to underground parking on 18th seemed problematic.
- Drivers could also enter from Fern but would wind through the site to the parking entrance (and more traffic on Fern is also problematic).
- Entering from 18th would require drivers to drive WB on 18th; EB drivers would need to make a U-turn at Eads; exiting drivers could only turn west along 18th.
- The current exit on the north side would be sorely missed.
- It was also noted that current PUDO space, especially for Crystal Flats, is too limited and causes many conflicts with other drivers, cyclists, and pedestrians along 18th.

New Start Date: 15th St S Sidewalk Improvements

Arlington County contractors will begin work on the 15th Street South sidewalk and crosswalk improvements the week of June 6. Weather permitting, this work will be completed by late August. The north sidewalk between South Eads Street and the Richmond Highway/Route 1 overpass will be closed. Signs will be posted to direct pedestrian traffic to the southern sidewalk at South Eads Street and at South Clark Street. The crosswalk between the east end of the block and the 15th Street South median will be closed; one lane will be open at a time during work hours. Work hours will be Monday-Friday, 9:00 A.M. to 4:00 P.M. To learn more, visit the 15th Street South Pedestrian Improvements project page. Previous communications listed the project timeline as May to July.

LONGER TERM ISSUES

1900 Crystal Drive Noise Concern

The permit request for extended crane operation hours at 1900 Crystal Drive filed by JBG is likely to be canceled. The FAA had recently changed its rules on crane heights voiding previous County permission for crane construction. The problem appears to be solved and extra hours will not be needed.

JBG Site Plan for 2250 Crystal Dr/233 23rd Street

JBG conducted a well-attended site tour on May 12. There is temporary disruption of the south end exit from the Underground shops which has caused confusion. JBG is working on new navigational signs to improve directions. The online SPRC engagement opportunity closed May 16. The first regular SPRC is scheduled for June 13. See details on the [project page](#).

JBG Site Plan for Americana Hotel on Eads Street

The first LRPC will take place June 14. A key issue that will be raised is the width of the Right of Way on Route 1 which is currently under discussion with VDOT on its feasibility plan for bringing Route 1 down to grade. Details will be posted on the [LRPC website soon](#).

JBG Site Plans for River House

JBG has been doing listening tours in the 22202 community and hopes to eventually do a walking tour in the future. Timing is unclear, but there will need to be a PDSP for the full site as well as at least one 4.1 submission this fall.

PenPlace

Timing for construction is unclear. JBG is closing soon with Amazon on the land sale. There will eventually be a preconstruction meeting. [See the project page for details](#).

Melwood GLUP Tier 1 Virtual Meeting, Thursday, May 12, 2022

Approximately 70 people attended the meeting, with AHCA officially opposed but other entities in support of moving to the full-scale Tier 2 review (CCCA, CCCRC, BID, etc.). Resources are:

- [Project Page](#)
- [Meeting recording](#): (hint – watch it at 1.5x speed or higher)
- [Staff slides](#):
- [Applicant slides](#):
- [Summary of GLUP process](#)

Long Bridge Project Virtual Public Meeting

The Virginia Passenger Rail Authority will be holding an online public meeting to talk about the [Long Bridge Project](#) on Wednesday, June 22, at 7:00 P.M. The Long Bridge Project will construct a new, two-track railroad bridge next to the existing Long Bridge, creating a four-track corridor. A new bike-pedestrian bridge also will be constructed as part of the mitigation to National Park Service (NPS)

parkland and will span the Potomac River and George Washington Memorial Parkway, connecting Long Bridge Park directly to East and West Potomac Parks.

Can't make the meeting? The VPRA will also be holding two all-day pop-ups at the Wharf in DC on Wednesday, June 15, and at the Long Bridge Aquatics and Fitness Center on Saturday, June 18.

[Register online](#) to receive the Zoom link for the June 22 meeting, and learn about other upcoming events on the [VPRA event page](#).

FUN STUFF IN CRYSTAL CITY (AND NEARBY)

BID Activities



Have you wondered about the 6 colorful tables and the Airstream at Gateway Park? The BID says that an announcement around the airstream and programming ("Streamlife") will go out soon and there will be signage as well. The location of the airstream is being moved because drainage is an issue, and no programming is possible there. It will be moving to 101 12th Street ("Gateway Green") soon. There will be programming and coffee breaks there this summer. There will also be a big announcement on the revamped Friday Night music series which will kick off on June 10.

Amazon Fresh in Crystal City now eyeing summer opening

Crystal City's Amazon Fresh is looking at a summer opening, a company spokesperson confirms. Back in February, a mystery was solved when it was confirmed that an Amazon Fresh grocery store was moving into the large retail space at 1550 Crystal Drive. Now, the company says that residents likely won't have to wait too long for Crystal City's only grocery store to open. "We haven't confirmed an exact opening date yet, but we can confirm it will open this summer," a company spokesperson said in an email. In addition to traditional checkouts, the store will also have what the company calls "Just Walk Out technology," meaning customers can exit the store without physically going to any check-out. [Read more here.](#)

Green Community Celebration & Tour: Homes, Gardens & More!



Next date: Sunday, June 05, 2022 | 01:00 PM to 04:00 PM. Get ideas and inspiration to help build a greener community in Arlington on Sunday, June 5, 1-4pm!

Visit green homes, gardens and community spaces throughout Arlington. Join us for a Green Community Celebration at Shirlington Library Plaza. The 19th annual Green Community Tour (formerly the Green Home and Garden Tour) will showcase green homes, green renovations, and watershed-friendly gardens in Arlington. Features include energy efficient technologies, solar energy, water-saving technologies, rain gardens, native

plants, wildlife habitat and more. **The Highlands Urban Garden (HUG) is on the tour.**

The simultaneous Green Community Celebration at Shirlington Library Plaza will feature electric vehicles, exhibits and family-friendly fun!

The celebration and tour are sponsored by Arlington County's Office of Sustainability and Environmental Management, EcoAction Arlington, Virginia Cooperative Extension and Arlington Public Libraries. [Register for the 2022 Green Community Tour with program partner EcoAction Arlington!](#)

Volunteer with FOUA & Plot Against Hunger



Friends of Urban Agriculture has launched our new volunteer management system. Whether you volunteer at a garden, at the bagging center, go gleaning, or other volunteer activities, we invite you to set up your own volunteer profile in our new system [here](#):

Once you have a profile, [you can login here](#) and check out volunteer opportunities and sign up to volunteer. We'll be adding new volunteer opportunities to the calendar. Check back regularly to find the perfect opportunity for you.

The Highlands Urban Garden (HUG) at Virginia Highlands Park is part of the system. We're always looking for volunteers right in our neighborhood.

OTHER AREAS OF INTEREST

Metro And Alexandria Officials Prepare For Months-Long Yellow Line Disruptions

Officials in Alexandria are preparing for lengthy service disruptions on Metro's Yellow Line that are expected to start in September. The closures are due to two major construction and maintenance projects. Connecting the new Potomac Yard station to the current rail line will require a closure of all service south of National Airport from Sept. 10 – Oct. 6. Also starting in September, maintenance and rehabilitation on the Yellow Line's bridge over the Potomac River and tunnel into D.C. will stop service between Pentagon station and L'Enfant Plaza for seven or eight months.

The Yellow Line is one of the primary rail links from Alexandria to the District. The last major shutdown on the line was in 2019, when Metro closed parts of the Blue and Yellow lines to restore the platforms on outdoor stations. Alexandria and Metro officials said May 24 that the 2019 experience — which featured its fair share of chaos and frustrated commuters — would inform their response this time around. A combination of buses and shortened Metrorail train routes will attempt to help riders navigate the system from Alexandria to D.C. during the fall and winter.

The most disruptive period will be in September and early October, when both closures — south of the airport and between the Pentagon and L'Enfant Plaza — will overlap. Plans will be finalized in June. [See more here.](#)

About CCCA

The Crystal City Civic Association (CCCA) was formed on January 28, 2014. We are a non-partisan, not-for-profit organization with the express purpose of advancing the common interests of the residents of the Crystal City neighborhood in Arlington County, Virginia. CCCA gives a voice to our residents. CCCA officers represent community members at county meetings, act as liaisons to state and local lawmakers, coordinate with the Crystal City BID on important issues and projects and ensures the needs of residents are met.

CRYSTAL CITY CIVIC ASSOCIATION BOARD

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:

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