

The background features a stylized illustration. At the top left, there are several light blue clouds of varying sizes. To the right, a large, bright yellow sun is partially visible. Below the clouds and sun, a blue pen with a silver clip is shown horizontally. The pen is positioned above a dark blue, rounded rectangular banner that contains the text. The banner is set against a background of lighter blue wavy lines.

January 2023 CCCA



Agenda

- ◊ 1) Officer Reports
- ◊ 2) CCCA overview of the projects in 22202
- ◊ 3) Arlington County Parks in the Future



Officer Reports

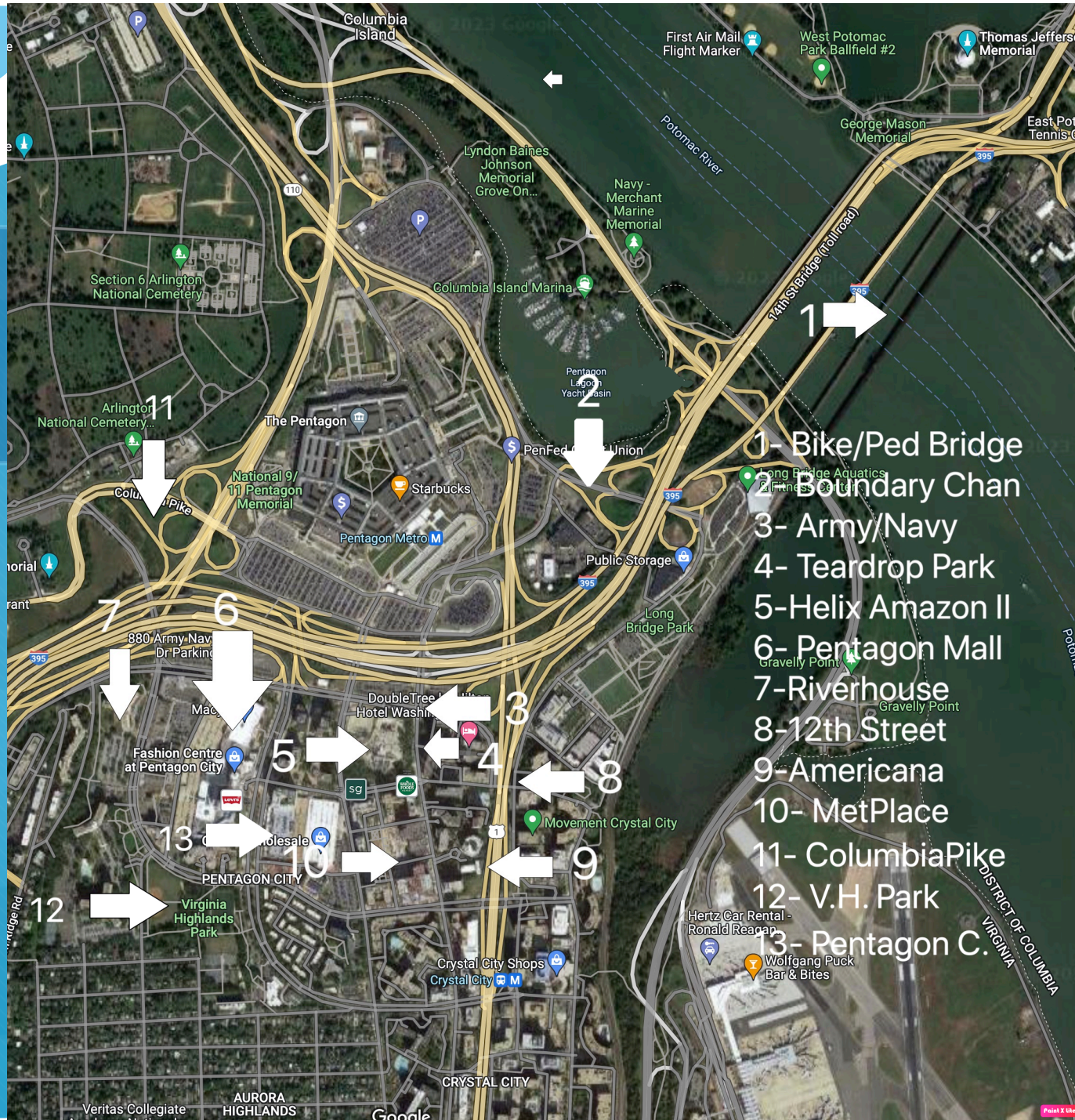
- 1) President
- 2) VP
- 3) Membership



Don't forget to Renew

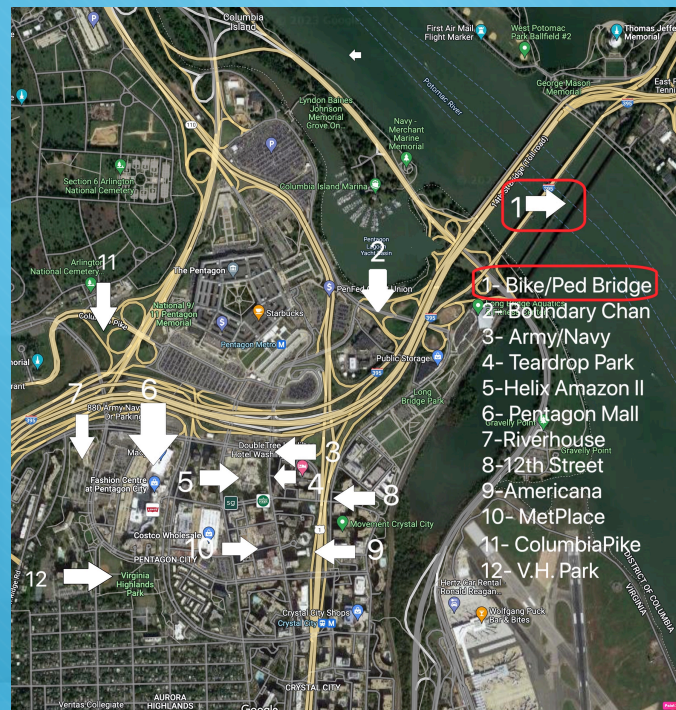
Renew before the end of the January to continue to get the newsletter.

- <https://www.crystalcitycivic.org/renew-your-membership/>

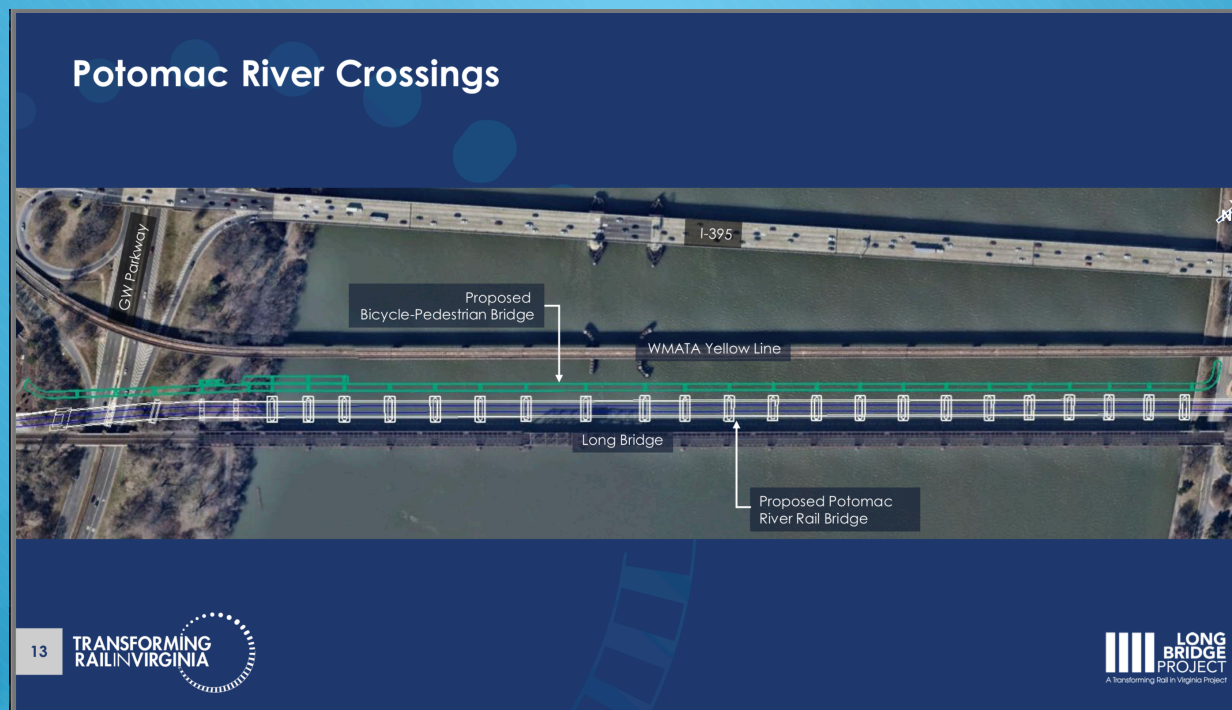


- 1- Bike/Ped Bridge
- 2- Boundary Chan
- 3- Army/Navy
- 4- Teardrop Park
- 5- Helix Amazon II
- 6- Pentagon Mall
- 7- Riverhouse
- 8- 12th Street
- 9- Americana
- 10- MetPlace
- 11- ColumbiaPike
- 12- V.H. Park
- 13- Pentagon C.



1- Long Bridge Bike/Ped and 2nd Rail Bridge



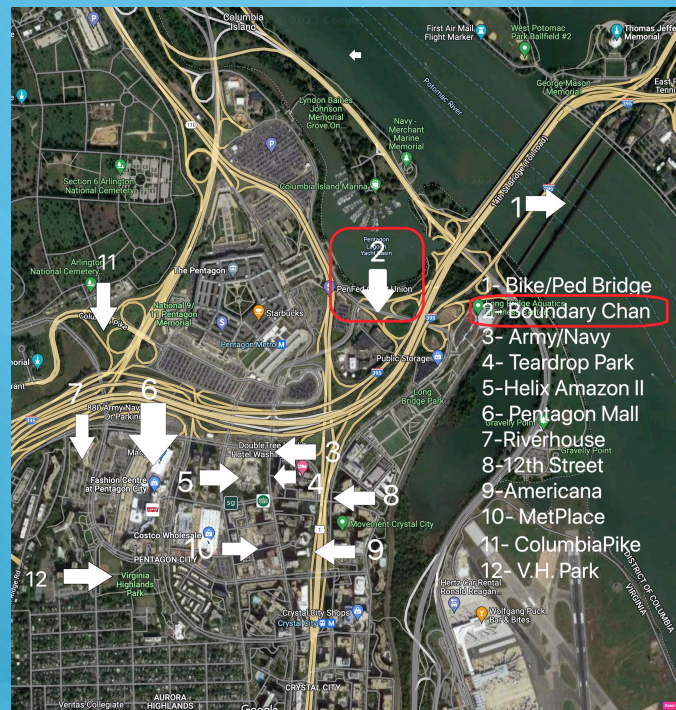
1-Long Bridge- What is it?



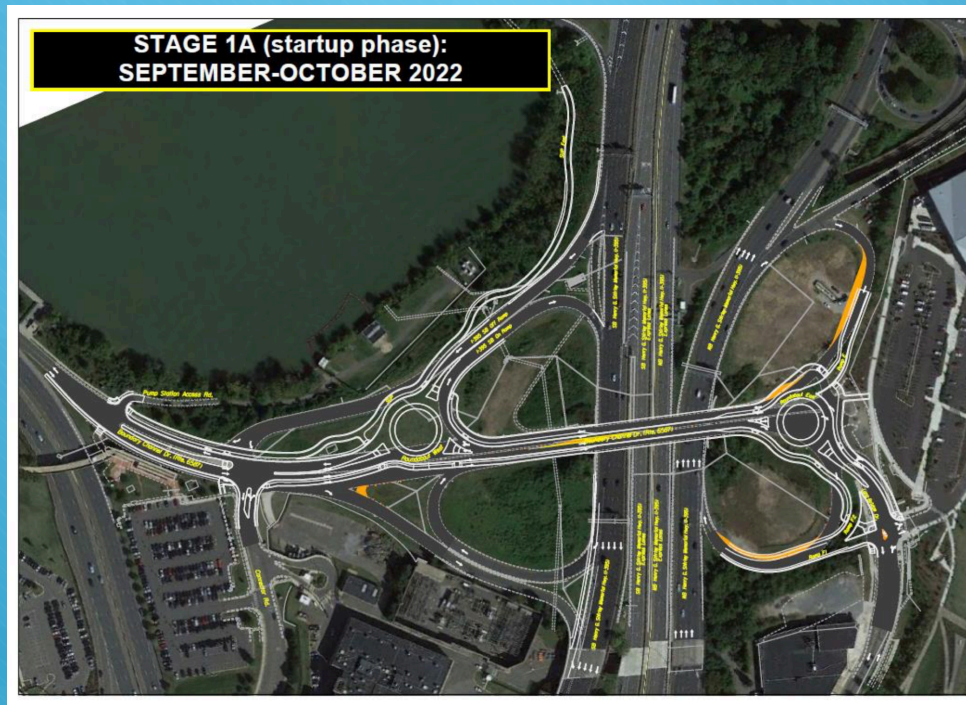
Timeline

d.	d.		
2011 – 2016 Planning	2016 – 2020 Environmental and Conceptual Engineering	2021 – 2023 Preliminary Engineering (PE)	2023 – 2030 Final Design and Construction
<p>2011 Federal Rail Administration (FRA) High Speed Intercity Passenger Rail (HSIPR) grant awarded</p> <p>2012 – 2015 Phase I Study: <i>Preliminary operations plan; visual inspection of the corridor; initial evaluation of existing and future capacity needs; and preliminary development of conceptual alternatives</i></p> <p>2015 – 2016 Phase II Study: <i>Purpose and need, environmental data collection report; long range service plan; refinement of engineering concepts; and development of evaluation criteria</i></p> <p>2016 DDOT, DRPT, and VRE formalize a partnership through a memorandum of agreement (MOA)</p>	<p>2016 FRA Transportation Investment Generating Economic Recovery (TIGER) discretionary grant awarded</p> <p>2019 Draft EIS, DRPT is named project sponsor for engineering and construction</p> <p>October 29, 2019 Public hearing on the Draft EIS, Draft Section 4(f) Evaluation, and Draft Section 106 Programmatic Agreement</p> <p>2020 Order of magnitude cost established: \$1.9 billion</p> <p>Mitigation commitments determined</p> <p>September 3, 2020 Combined Final EIS/Record of Decision and Final Section 4(f) Evaluation executed</p>	<p>February/March 2021 PE contract awarded</p> <p>2021 – 2023 Advance design from 15% to 30%</p> <p>Determine project delivery method</p> <p>Land acquisition activities</p> <p>Begin environmental mitigations</p> <p>Permitting</p> <p>Agreements with partner organizations</p> <p>August 2021 VPRA request for entry into FTA Core Capacity Grant two-year Project Development Phase</p>	<p>2023 – 2030 Project delivery: <i>Design-Build OR Design-Bid-Build</i></p> <p>Land acquisition activities</p> <p>Continue environmental mitigations</p> <p>Permitting</p> <p>Agreements with partner organizations</p> <p>Final design and construction</p>

2- Boundary Channel Interchange



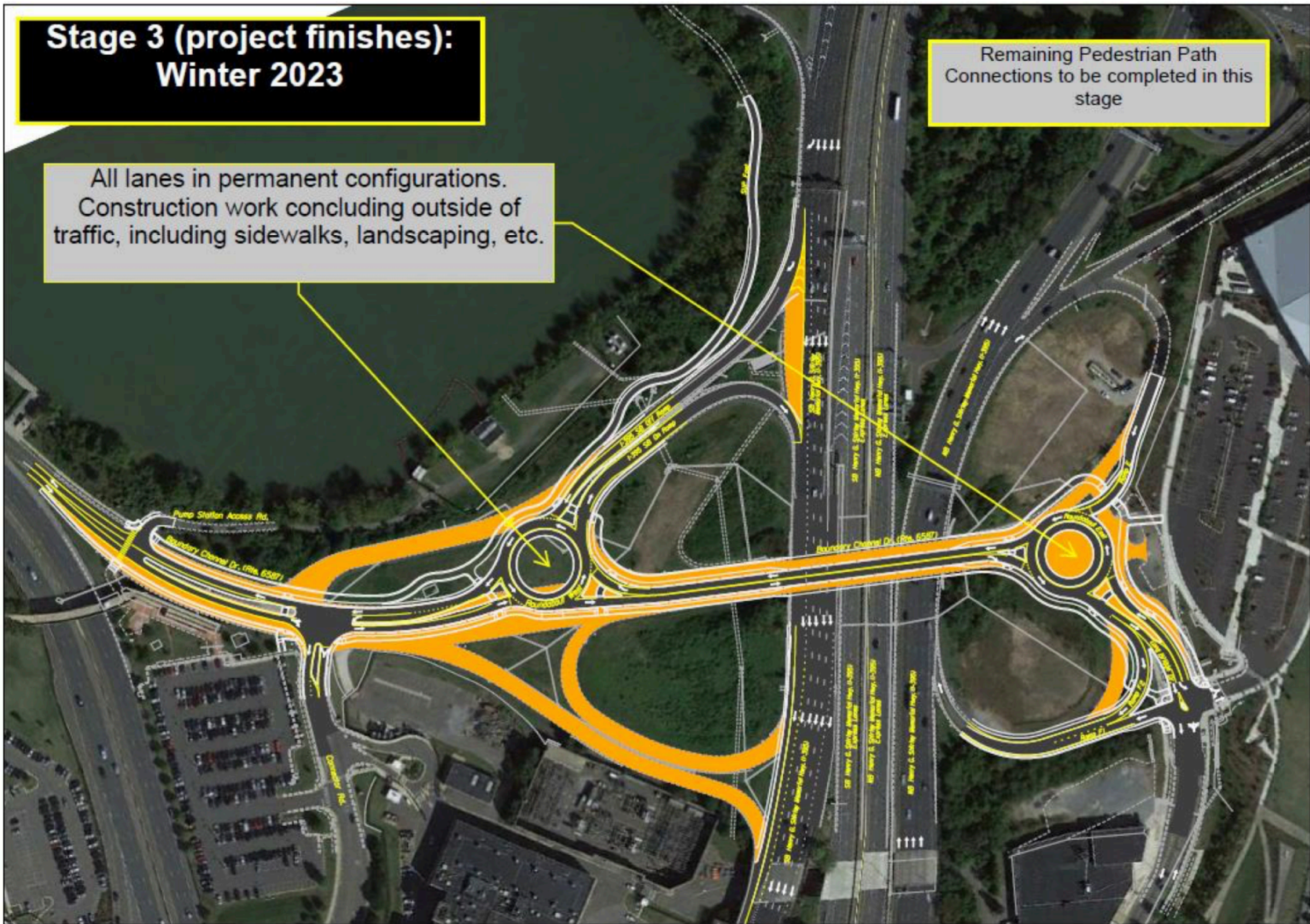
2-Boundary Channel- 395



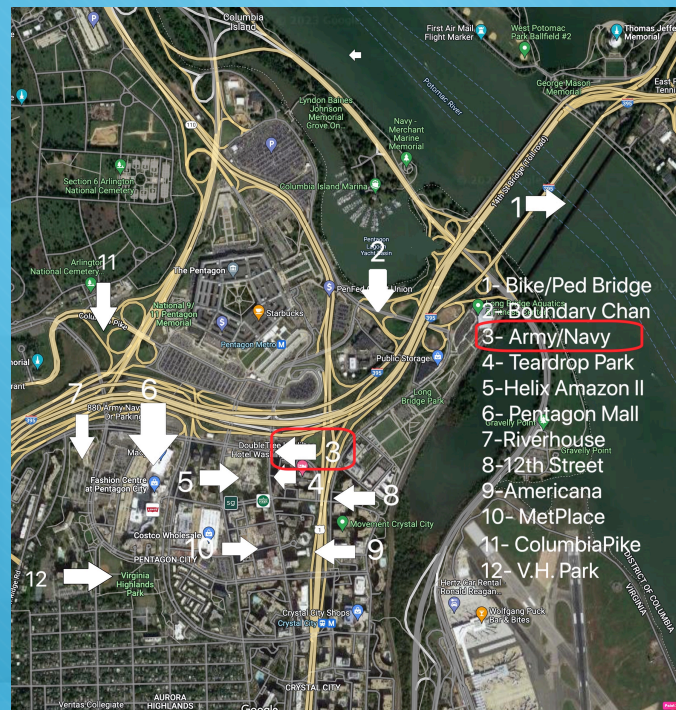
**Stage 3 (project finishes):
Winter 2023**

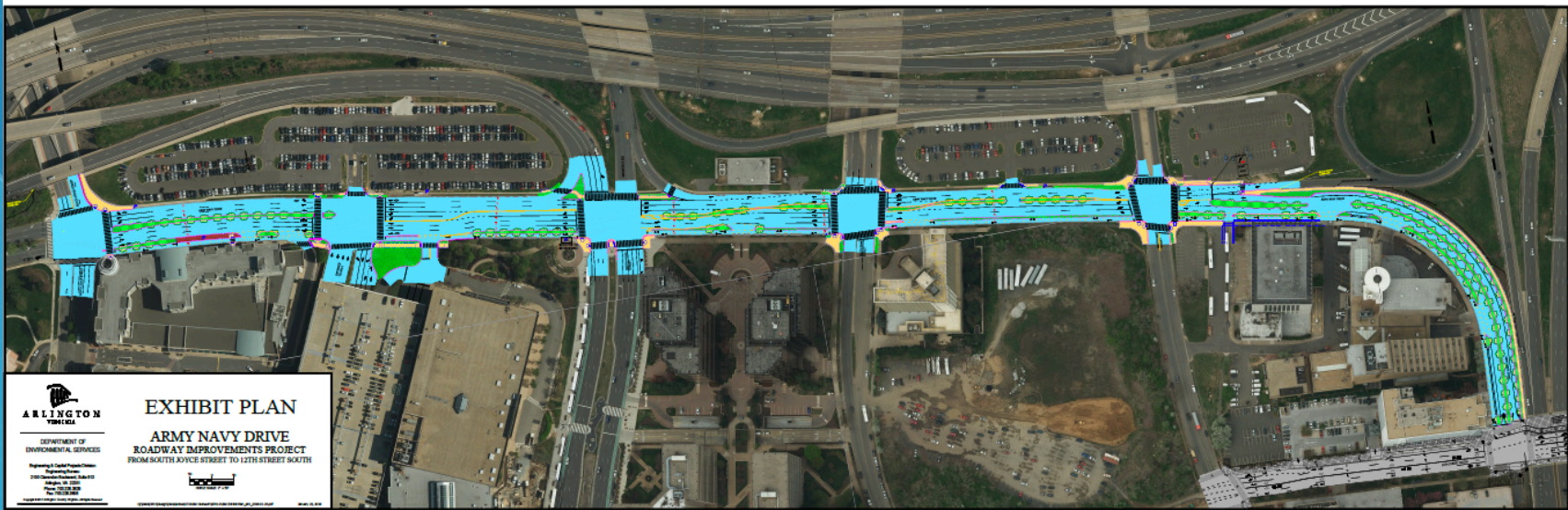
All lanes in permanent configurations.
Construction work concluding outside of traffic, including sidewalks, landscaping, etc.

Remaining Pedestrian Path
Connections to be completed in this
stage

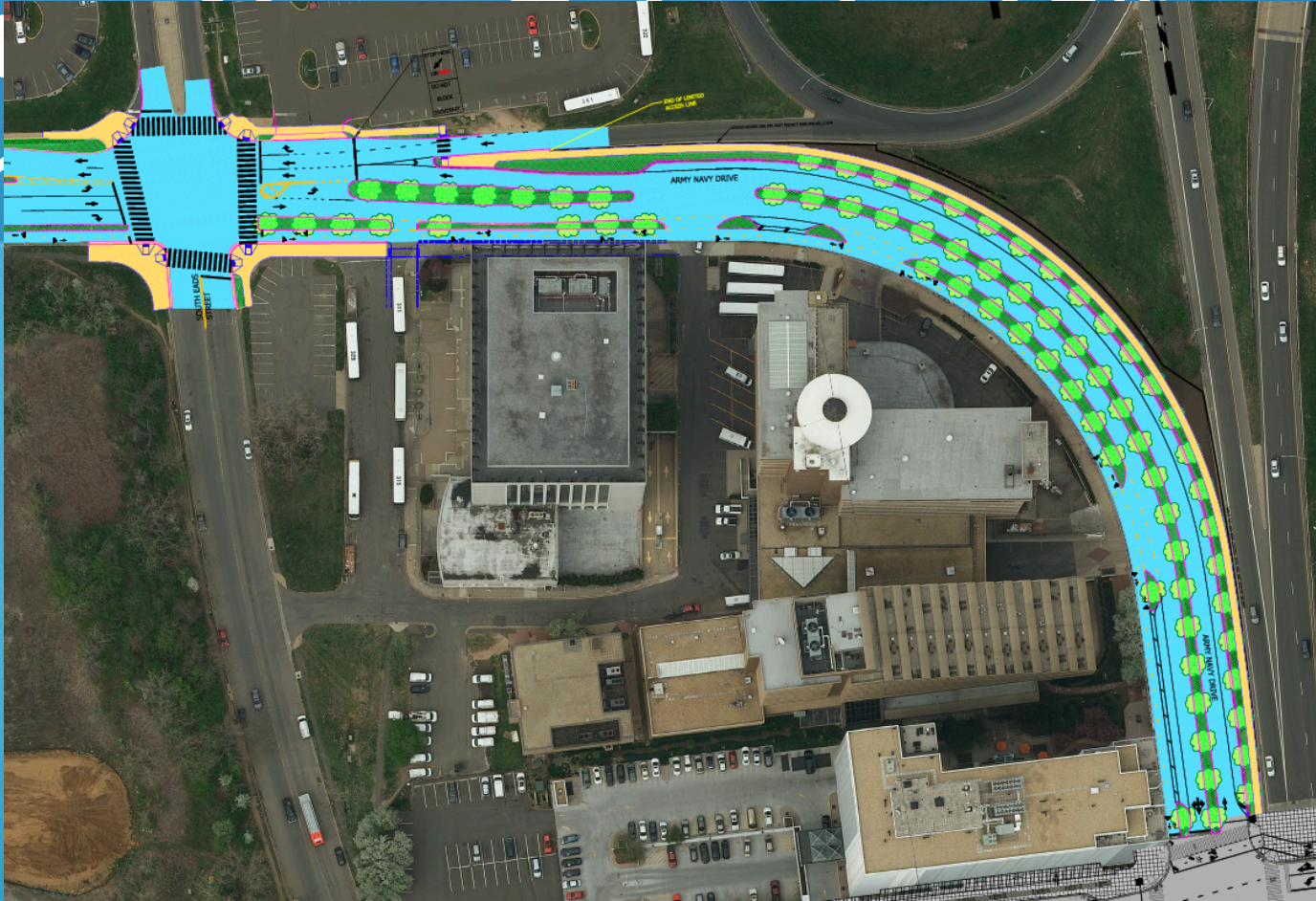


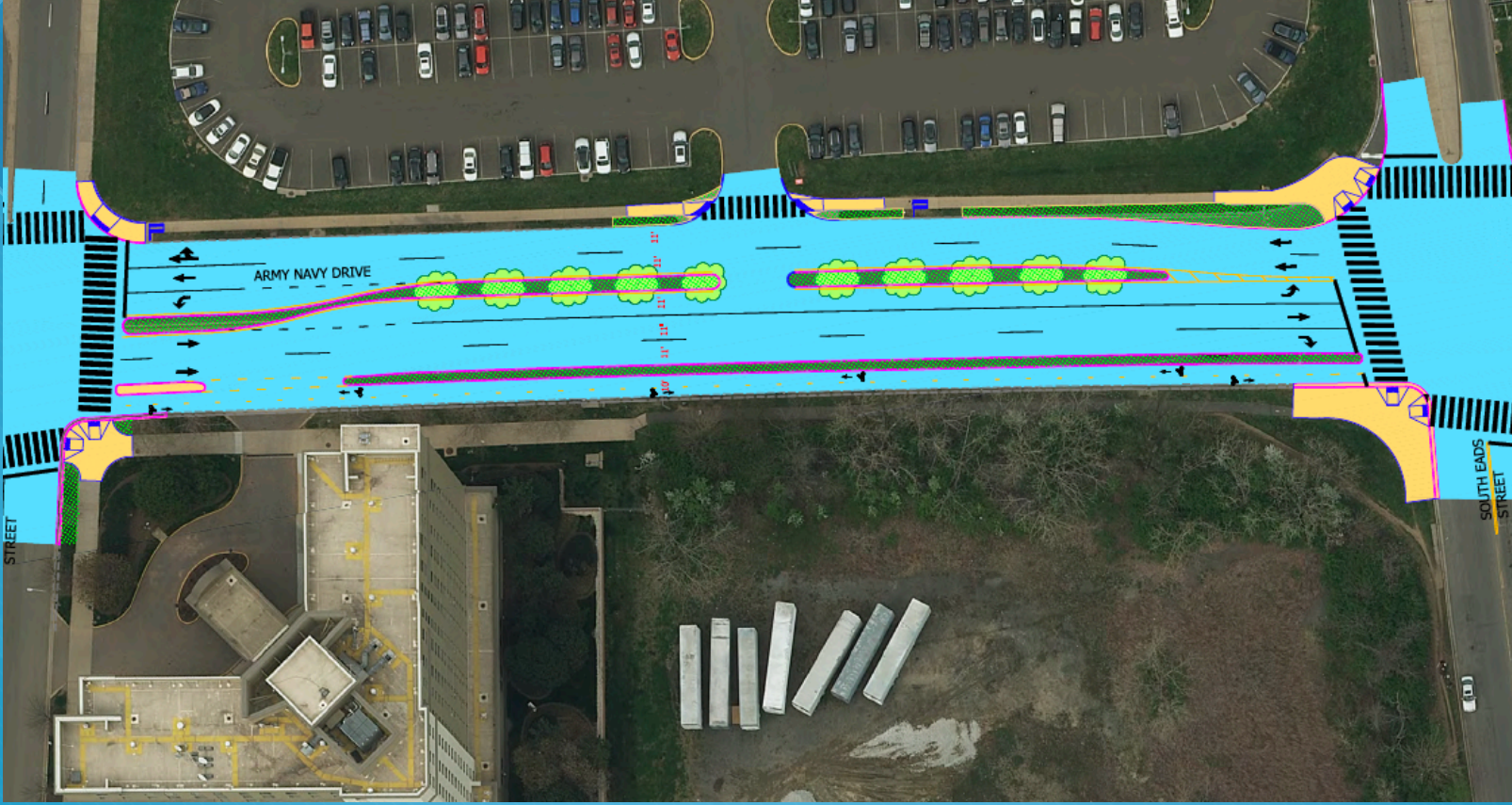
3- Army Navy Dr Complete Street



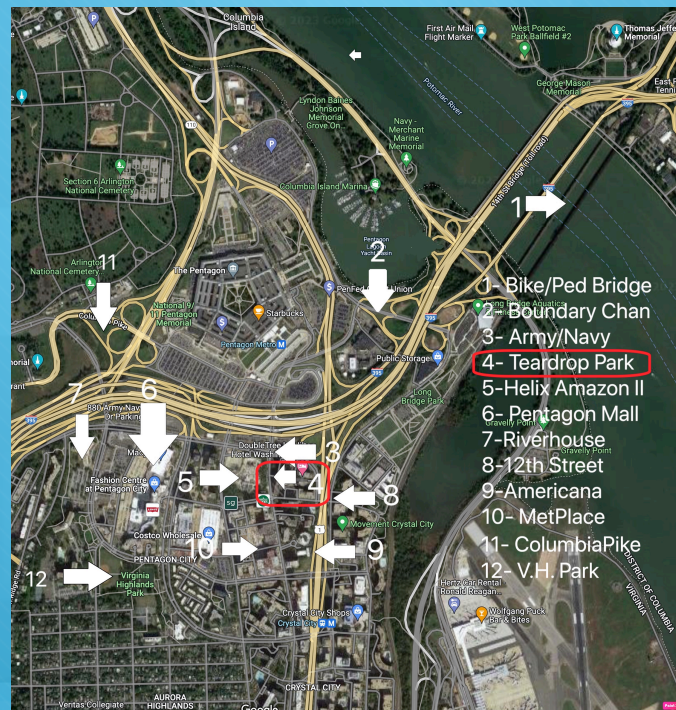


Army Street





4- Arlington Junction- Teardrop



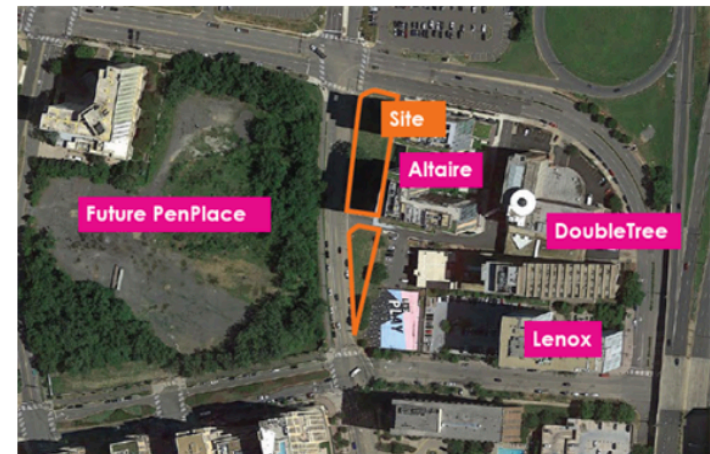
In Design

Design Process Begins: 4th Quarter 2021

Design Process Ends: 4th Quarter 2022

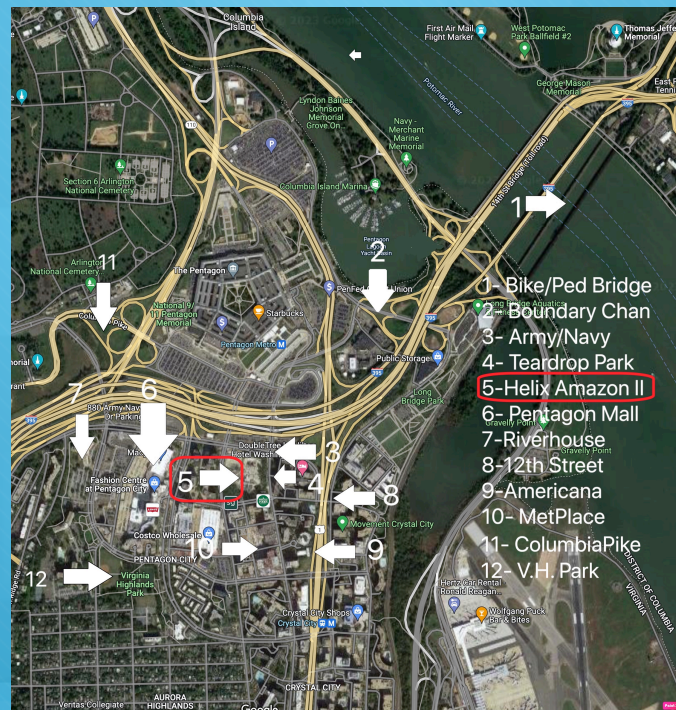
Construction Begins: 2nd Quarter 2023

Construction Ends: 1st Quarter 2024



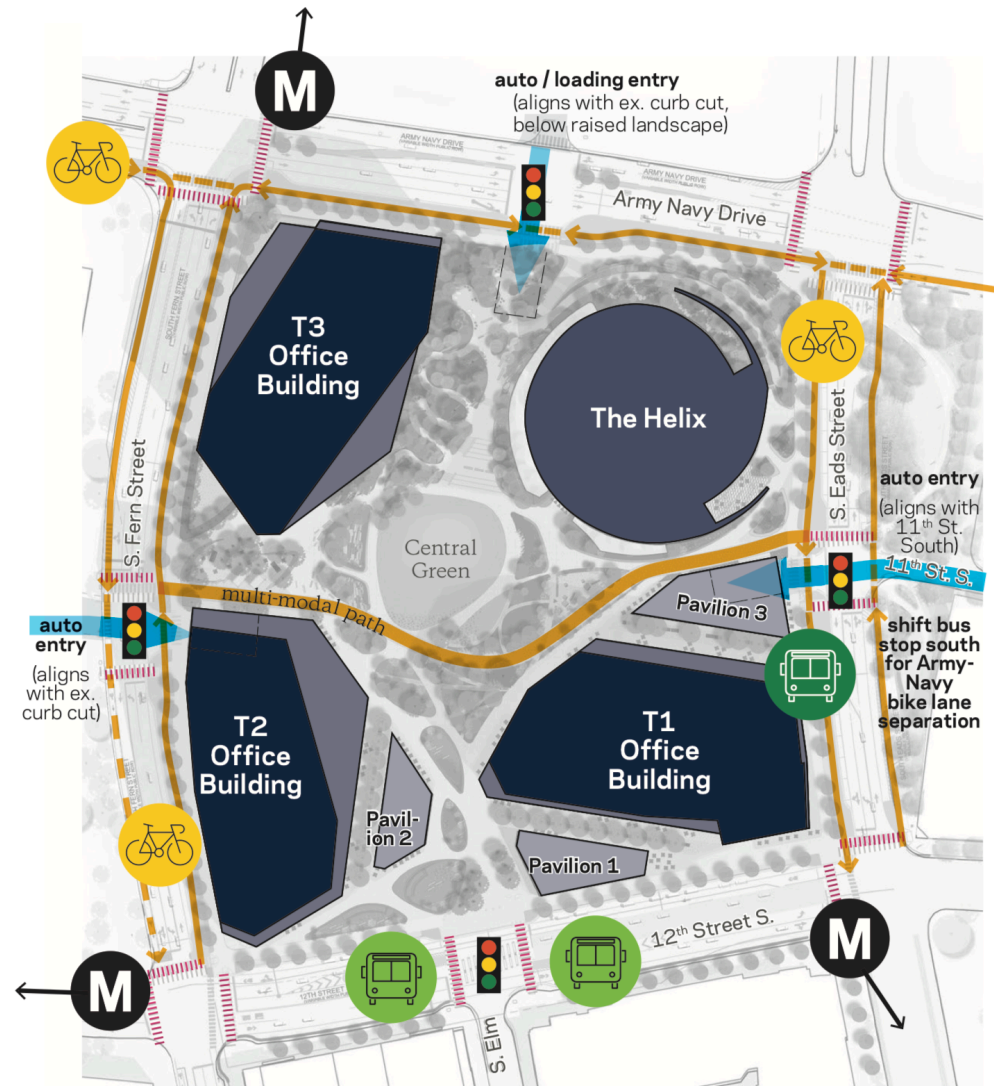


5- PenPlace- Helix- Amazon II

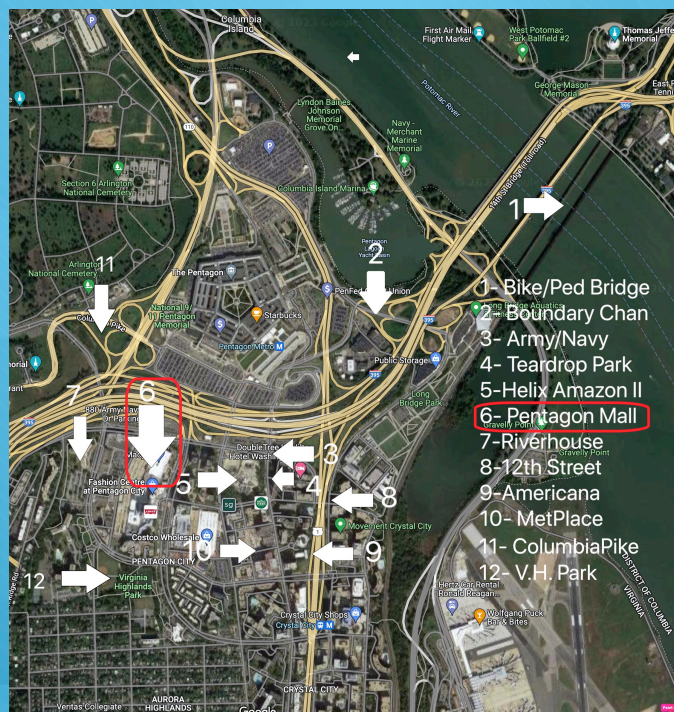




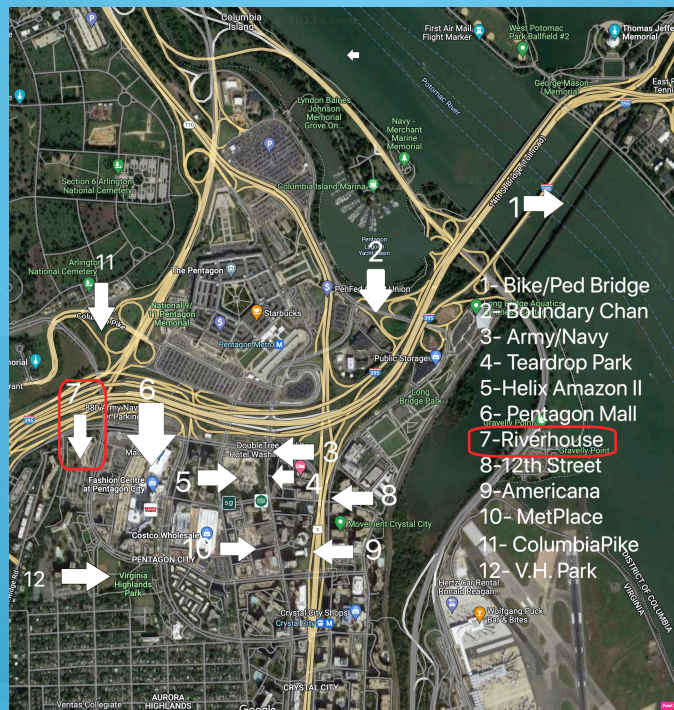
A unique place to meet,
create, and enjoy nature



6- Pentagon Mall

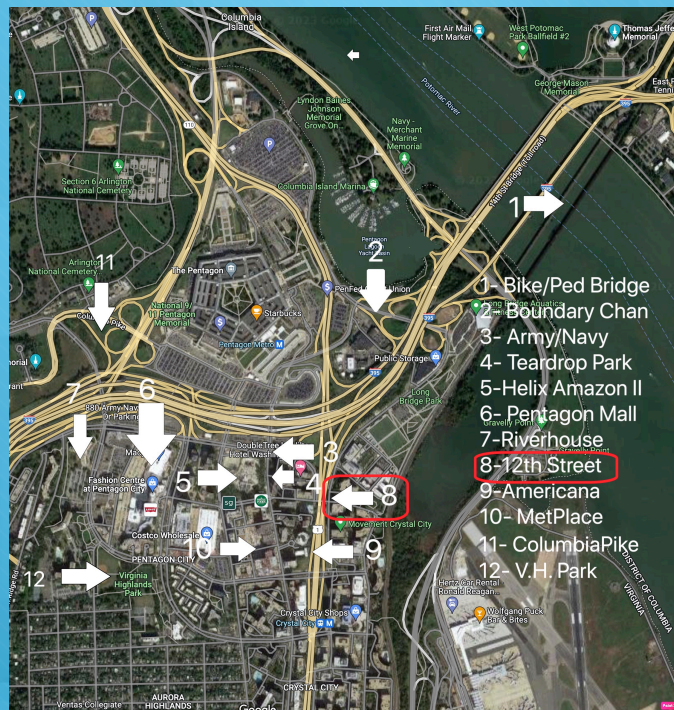


7- River House





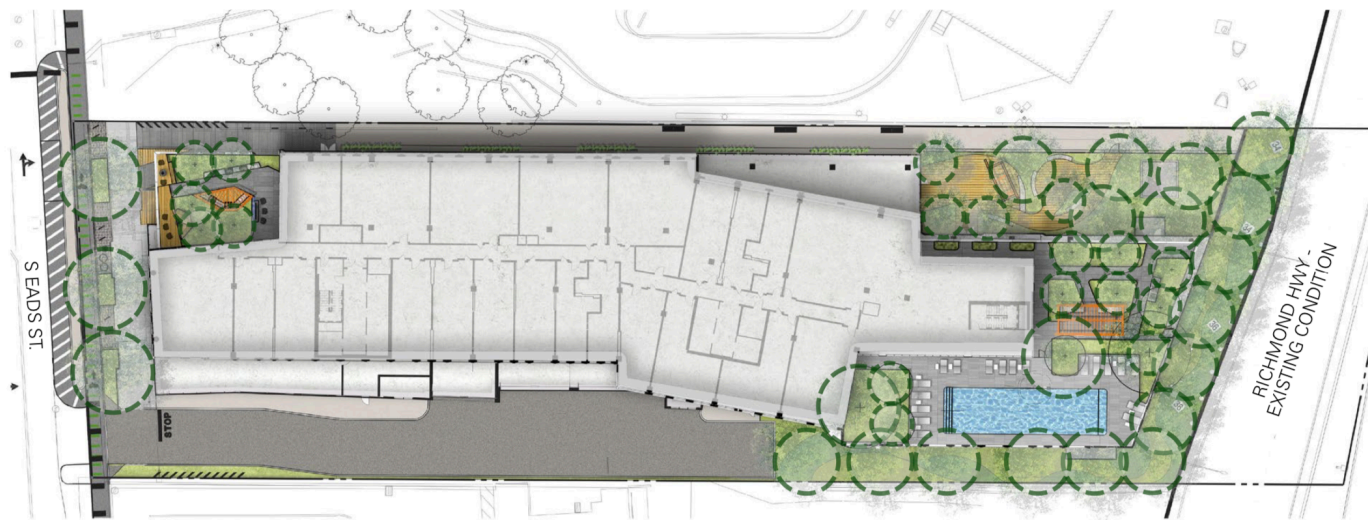
8- 12th Street & Bus



9- Americana







1 SITE PLAN



0 15 30 60 FT
1"=30'-0"



CCCA Comments:

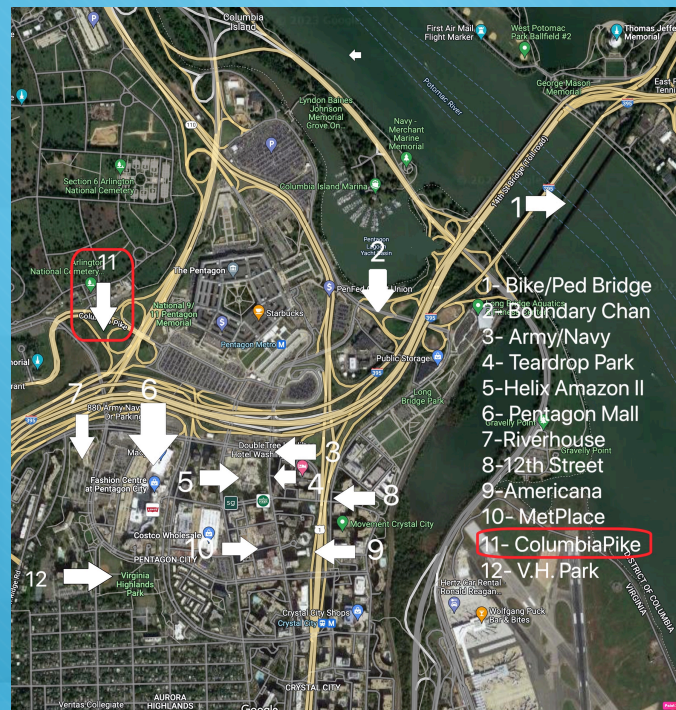
- o Good: Not a boring building
- o Bad: Big mass for a small space
- o No green space to speak of
- o Questions about PUDO
- o Route 1 side pretty lame

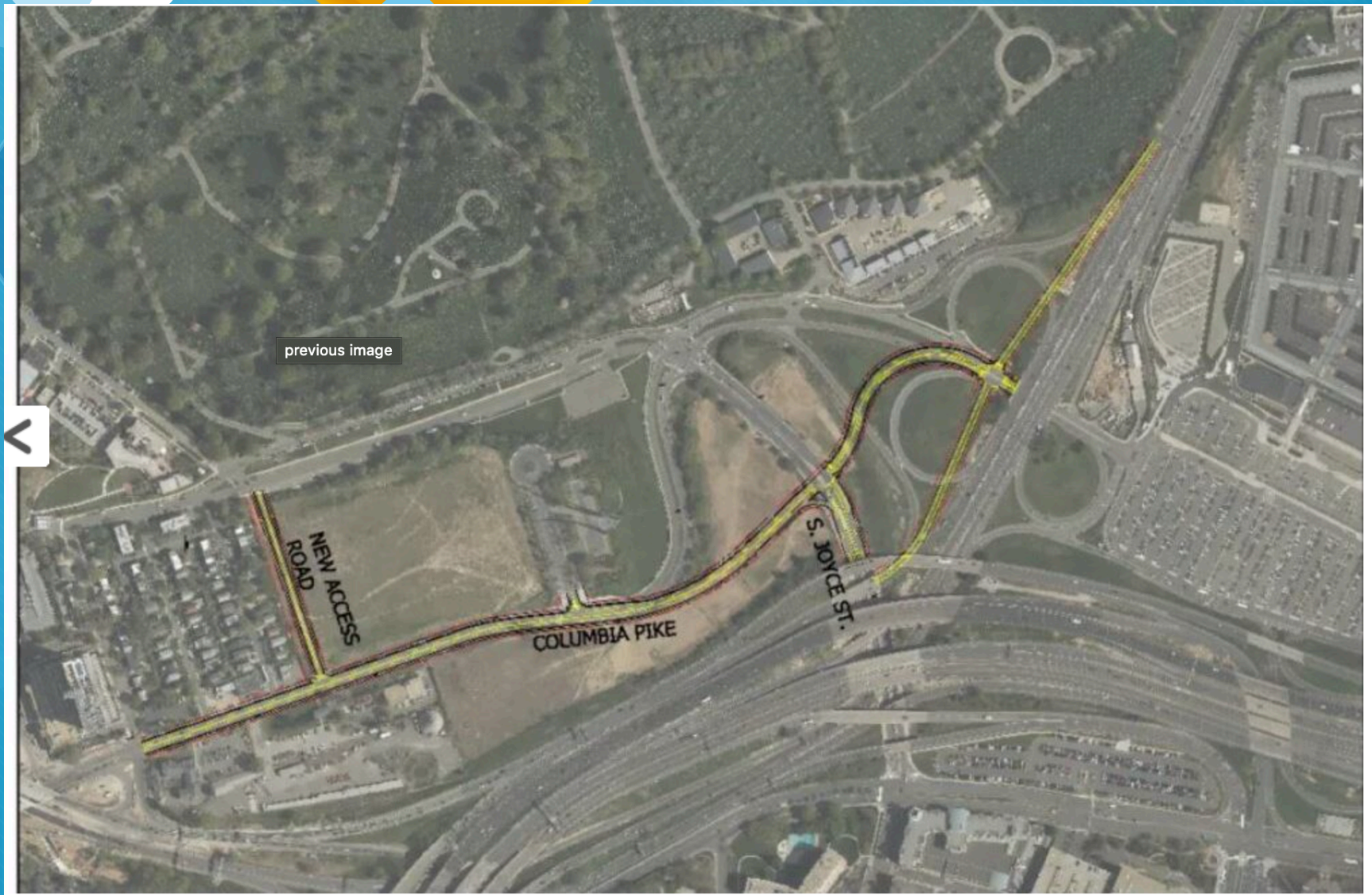
10- Met Place- Amazon HQ2





11- Columbia Pike/ Arlington C.





12- Virginia Highlands Park Redevelopment



13. Pentagon Centre (Costco)



Pentagon Centre (Milton)

Overview

- KIMCO: Started in 2015; End date 2030-2050
- Ongoing and in design/pre-approval (originally approved 2015)

Project

- Development on Costco adjacent site and future Costco site (depending on if/when they leave)

Construction

- Ongoing at the Milton (and unclear depending on Costco lease)

CCCA's Concerns

- Ensure easements for streets and open space are done correctly to prevent future problems
- Proposed decrease in clear zone on Fern Street from 11 to 8 feet.



The Milton



PROPOSED PDSP (NOV. 2022)

DENSITY

USE	2015 PLAN	DIFFERENCE FROM 2015 PLAN	PROPOSED PLAN	
RETAIL	346,600 GSF	- (77,600 GSF)	269,000 GSF	6.68 FAR
RESIDENTIAL	706,700 GSF	+ (1,188,300 GSF)	1,896,000 GSF	4.39 FAR
OFFICE	705,700 GSF	+ (331,300 GSF)	1,037,000 GSF	5.61 FAR
HOTEL	203,000 GSF	+ (26,000 GSF)	229,000 GSF	3.05 FAR
BOH		+ (45,000 GSF)	45,000 GSF	
OPTION TOTAL	1,962,000 GSF	+ (1,54,000 GSF)	3,476,000 GSF	
OPEN SPACE	143,000 GSF	+ (43,000 GSF) + (30%)	186,000 GSF	

OPEN SPACE CALCULATION

GROUND	BLOCK	%	TOTAL
	D	61.5%	88,000 GSF
	E	10.5%	15,000 GSF
	F	47.5%	68,000 GSF
	ADDITIONAL R.O.W. DEDICATION	10.5%	15,000 GSF
	SUMMARY TOTAL	130.0%	186,000 GSF

INTERNAL DEDICATION

STREETS	TOTAL
13 TH ST	49,000 GSF
14 TH ST	53,000 GSF
GRANT ST	52,000 GSF
SUMMARY TOTAL	154,000 GSF

PROJECT NO. 20210085 | REVISION NO. 000 | DATE 11/11/2022 | Notes

PHASE 2 SITE PLAN



0 150

■ RETAIL ■ RESIDENTIAL
■ OFFICE ■ OPEN SPACE
■ HOTEL ■ GARAGE ■ BOH

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PENTAGON CITY
Arlington, VA



