



Crystal City Civic Association Comments on the Proposed Development in Pentagon Yard.

Date: December 13, 2023

While the local process for the proposed Monumental Area and Entertainment Area is with the City of Alexandria, we do intend to convey our concerns. We also will be contacting our elected state representatives.

A quick look at any map shows this project will have a significant impact on the surrounding areas. We are dismayed that the local communities were not consulted at any point in this process and that no alternative locations were publicly considered.

Our biggest concerns are about the myriad of transportation issues associated with this development. First, we are concerned about the number of cars moving to and from the new facility. Which roads will the traffic use? We can see Route 1, Crystal Drive and Glebe Road as three possible choke points. What will the additional car traffic look like on all three roads? And will it spill over to our side roads and neighborhood? How can Route 1 be brought to grade with the additional traffic? An urban boulevard concept will result in significant gridlock. How will Glebe Road, which is an alternative to Route 1, handle any increases in traffic flow?

Second, how will Metro's impending fiscal crisis and lack of funding impact this project? What happens to transit usage if Metro starts closing at 10pm? Or Potomac Yard Metro station is closed? Or the Transitway is not funded? Clearly decreased transit will result in higher automobile usage on area roads.

Third, will Arlington County be compensated in any way for the increased demands on us? We see not only transportation issues, but also security, crowd control and emergency services all being impacted by this project.

We have a series of possible transportation solutions, some of which are characterized as transportation demand management strategies, but all are clearly hypothetical.

Can an exit/entrance be built between GW Parkway and the site?

What about a bike/pedestrian walkway north to Crystal City?

Dedicated bike lanes on Potomac Ave?

Where is the Transitway station and what about 'special bus service' at key event times as an option?

Is any water taxi service possible?

Overall, we are highly concerned about Route 1. With the increased traffic we have a difficult time understanding how an at-grade Route 1, as proposed by the Virginia Department of Transportation, will be able to handle the increased traffic.

We look forward to engaging all stakeholders in a discussion of these issues.