



To: County Board
From: Crystal City Civic Association
Subject: Monumental Entertainment Proposal
Date: February 8, 2024

On Thursday February 1, 2024, Alexandria presented the initial Transportation Study on the Monumental Entertainment District. Unfortunately the Study was exclusively focused on Alexandria. It had only passing information on Arlington County and what's worse had zero solutions for Arlington County. We find this report not only deficient in scope, but also missing five key transportation problems. In addition, we have an appendix with seven questions of the transportation report.

The first major problem is the proposal to have over 3,500 cars park in Crystal City or Pentagon City and imply this have zero impact on traffic. While the spaces may be open during the evening hours, there will be an impact on local traffic. If 3,500 cars are going to garages in Arlington, how is Route 1 impacted? Or what will the impact be on the Crystal City and Pentagon City traffic grid? We find the total lack of any attempt at looking at the traffic impact on Arlington disappointing and potentially dangerous.

The second major problem is with event day management. The plan contains nothing on how those 7,000 people (2 per vehicle) who park in Crystal City or Pentagon City are going to get to the stadium. The current infrastructure in Crystal City and Pentagon City is inadequate and expensive to feasibly transport the estimated 7,000 people and families to and from the site. We only have two semi-direct lines to the current site and neither are cheap or have near enough capacity. This is an Alexandria ONLY transportation solution and nothing in the plan on how Arlington and Alexandria will coordinate the event day traffic.

The third major problem is with pedestrian and bike routes. The actual consultant study has ZERO about how people could get to the site by walking or biking. For example, Potomac Avenue has sidewalks on only one side in Arlington. Yet thousands of people are supposed to walk to the site in one narrow sidewalk? What happens as the crowds starting using the roadway? Who will be in charge of crowd control and how will it be managed? As crowd and traffic control will likely be required in both Alexandria and Arlington along Potomac Avenue, what planning

has occurred to identify those requirements and impacts to the Arlington County Police Department? They want people to bike to the event, but how? The report does not contain the routes bikers are to use to arrive at the event and the report does not contain any information about the necessary infrastructure.

Fourth, the study estimates that an additional 1600 cars will use southbound US1 through Crystal City. Yet they have zero solutions as to how to move this many additional cars down the road. What is more, they somehow argue taking down two bridges will LOWER travel times thru Crystal City. These estimates of additional traffic seem to be contrary to the ongoing VDOT at-grading study that seems to predicate success on a reduction of traffic along Route 1. An integrated, holistic traffic study assessing all of Route 1 in Arlington south to the Beltway in Alexandria seems necessary,

Finally, their response to the use of cut-through traffic is not acceptable. With an urban boulevard, Route 1 through Crystal City will be seriously backed up. People will use alternative roads, like the airport and Arlington Ridge. The entire area will be a gridlock. How will they prevent people from using the Airport to avoid US 1 Traffic? They suggest they just will prevent it by decree. Unfortunately, drivers will ignore bureaucratic decrees and take the fastest route to the destination.

Overall we have serious problems with the transportation plan. We see all kinds of transportation changes in Alexandria, but nothing for Arlington. While these problems are not insurmountable, they need to be addressed. For example, we need a connected green ribbon to this site.

We also have some non-transportation issues, like who is going to pay for the increased police and emergency services? With a project this size and scope, we hope Arlington has a voice at the table and we look forward to working with both Arlington County and Alexandria to find solutions to these problems.

Question Appendix

- 1) On page seven, a host of TDM strategies are listed. What are the site-specific strategies for this facility?
- 2) In the presentation, Arlington Ridge Road was mentioned as needing improvement. What changes are you proposing for Arlington Ridge Road?
- 3) Your trip generation on page nine is ONLY for Alexandria. What about the TOTAL Trips, including Crystal City?
- 4) On Page 21, you mention additional bus service. Can you be more specific? Which buses and which routes?
- 5) How do you get LOWER automobile wait times from an Urban Boulevard?
- 6) What will the traffic look like in Crystal City? What about the intersections in Arlington?
- 7) How are you going to limit cut-thru traffic at the Airport? (p. 35)

Cc: Mark Schwartz, Arlington County Manager
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Senator Adam Ebbin
Delegate Adele McClure
Justin Wilson, Mayor of Alexandria
Arlington Ridge Civic Association
Aurora Highlands Civic Association
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