



February 23, 2024

Senator Adam P. Ebbin  
General Assembly Building  
Room No. 611  
Senate of Virginia  
P. O. Box 396  
Richmond, VA 23218

Delegate Adele Y. McClure  
General Assembly Building  
Room No. 1102  
Virginia House of Delegates  
201 North 9th Street  
Richmond, VA 23219

**Re: Monumental Sports and Entertainment Campus**

Dear Senator Ebbin and Delegate McClure:

As the Presidents of the Aurora Highlands, Arlington Ridge, and Crystal City Civic Associations, jointly the Livability22202 coalition, we represent over 25,000 Arlington residents who live in your Districts, in the area adjacent to the proposed Monumental Sports and Entertainment Campus. Our residents are very concerned about the current proposed Campus. While there are many concerns,<sup>1</sup> the greatest among them are transportation and safety. We write to ask you to represent our concerns.

As you know, Arlington, specifically 22202 the region that our three civic associations represent, has been put forth as the location for the majority of the parking for the projected Campus and is the anticipated thoroughfare for many of the public transit users and private cars for those who will attend events at the Campus. As planned, there are insufficient means for fans from all localities to travel directly to the proposed Campus. The current Transportation Management Plan is woefully insufficient, and does not consider impacts beyond Alexandria.

Setting aside the plan to lower Route 1 to grade, something all three civic associations have opposed, the current structure of Route 1 and the surrounding neighborhood and arterial roads in 22202 have not been properly considered in the current proposal. Indeed the current “protected zone” only considers local Alexandria streets, using Arlington to absorb the expected increase in traffic to protect them. With

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<sup>1</sup> Concerns regarding funding of the Campus and the environmental impact have also been of great concern to our members but we will not address them in this letter.

anticipated parking located one to two miles away in Pentagon City and Crystal City, there is nothing to prevent attendees from parking in and transiting through the local neighborhood residential streets in 22202.

No studies have been released that show the impact of proposed Campus traffic on Pentagon City, Crystal City, and adjacent neighborhoods despite the fact that the existing study provided by AEDP predicts 55% of attendees will traverse the 22202 neighborhood heading south to attend events at the Campus and another 25% will travel east along the southern border of 22202. Further, currently 3,500 parking spaces are proposed in the 22202 neighborhood, again with no traffic mitigation plan to protect the local roads or reduce the anticipated gridlock.

The Transportation Management Plan needs to take a more expansive view of the potential traffic impacts of the project and recognize that mitigation efforts need to cross jurisdictional borders. The repercussions of this project will be felt regionally. The planning should be comprehensive, as “gaps” in planning will impact all—but most especially residents of our neighborhood who will have their daily quality of life and safety impacted. Additionally, airport traffic from DCA already causes congestion in our area, both from private individuals driving to and from the airport and from numerous taxi and rideshare drivers. It is unclear how the area could accommodate the anticipated traffic for both the proposed Campus events and the airport.

Turning next to the Public Transportation aspect of the proposed Campus. The announced VDOT plan projects a 50/50 split with 50% of Campus attendees arriving by car or rideshare and 50% by transit, bike or walking. The 50/50 goal seems largely aspirational and not driven by actual ridership forecasting, incorporating post-pandemic transit ridership declines. The VDOT plan to “intercept” traffic at the Pentagon City and Crystal City Metro stations will exacerbate already congested rush hour locations with extremely limited pickup and dropoff capacity. Bus and Metro capacities (ingress, egress, pickup and dropoff) are currently insufficient to properly service the proposed Campus and the expected crowds it will bring—not to mention the need for modification to routes/schedules on game and event days. This is especially true given the current plan to have participants park in Pentagon City, over two miles from the Campus, and presumably use some form of transit to travel the remaining distance to the Campus.

The current plans do not adequately prepare for the anticipated pedestrian and bike traffic. Attendees walking from Pentagon City and Crystal City do not have adequate sidewalk and bike paths to allow them to reach the Campus. Additionally the bridges over Four Mile Run do not currently allow safe, sufficient pedestrian access for large crowds.

With increased population in the area, there are also concerns for safety: both the safety of the visiting attendees and the safety of the surrounding residential neighbors. Pedestrian safety must be considered as well as ensuring appropriate emergency services to discourage crime and provide medical services for the anticipated large population increase. Currently there has been no discussion of increasing services or coordinating with Arlington Fire, Police, or Emergency services. Without such planning all of the residential areas will suffer. Plans for the proposed Campus need to address cross staffing and coordinating across the region.

In closing, the Campus, as currently proposed, does not seem feasible or reasonable. The flaws and concerns raised regarding the logistics, especially transportation and safety, remain unaddressed and the solutions seem economically infeasible. Indeed, what has been most concerning is the disregard for our neighborhood, perhaps a reflection of the current process which appears to only engage Alexandria and

State leadership, despite planning to have our locality bear much of the transportation, congestion, parking, and pedestrian burdens. A comprehensive plan must address challenges across county lines, and ensure there is adequate resourcing to address them.

At this time we ask that you, as our elected officials, represent our concerns and advocate for our needs. We urge you to fully address all of these concerns. We believe support of the Monumental Sports and Entertainment Campus without first addressing the aforementioned issues, or at the very least having a plan to address them, would be detrimental to our residents, as well as the residents of Arlington, the City of Alexandria, and the greater Northern Virginia region.

Sincerely,



Kateri Garcia, President  
Arlington Ridge  
Civic Association



Rachel Hicks, President  
Aurora Highlands  
Civic Association



Eric Cassel, President  
Crystal City  
Civic Association

cc: Arlington County Board  
Arlington County Manager  
Alexandria City Council  
Representative Don Byer  
Dan Reinhard, Project Manager, VDOT Route 1 Multimodal Improvements Project