



**To: County Board**

2100 Clarendon Boulevard  
Arlington, VA 22201

**From:** Eric Cassel, President of the CCCA

**Subject:** Underground and other concerns

**Date:** December 6, 2024

We have several issues that are at the top of our concerns as we end 2024.

First, the future of the Underground is at the top of our list. We would welcome a County Board member to come to our January 15th meeting at 7:00. The comments from the Board following Steve Miller's comments at the start of the meeting on November 19<sup>th</sup> were interesting. We are very concerned about safety and continued access to the Crystal City Underground. We are also concerned about the general amount of retail stores in Crystal City. We look forward to continuing the dialogue.

Second, the CC2DCA Bridge is very important and we are concerned about the possible delays to the project. We strongly recommend a design/build contract as the appropriate method to complete the project.

Third, the amount and size of parks in the Crystal City area are a key concern. We are pleased the County is finally constructing the small Junction Park and starting the process for the Market Square Park. But we hope Center Park and the 15th Street park are not far behind. Given the extremely long lead times for parks, we are concerned about the slow pace of the development of these parks.

Fourth, VDOT will be soon releasing the Route 1-Phase 2 Report soon. We are very concerned about the 18th Street intersection and the general increase in traffic backups that will occur because of this possible project.

Fifth, we feel that a permanent commuter store is needed in Crystal City. It is one of the highest density and most transit oriented parts of Arlington. We wonder with projects like Route 1, how TDM can ever work if resources are being withdrawn from transit. A temporary store near the Water Park and Bike Trail would help, but is a temporary solution.

Lastly, while we welcome additional housing in our area, we are concerned that the Crystal City Sector Plan is being considered as minimum levels of density, not maximum levels of density. At no time has the public been involved in such a major change of focus. What additional parks, transit and other necessary services will be required if EVERY project must be at the maximum levels? We feel the public needs to be involved in the decision making, instead of just a few select planning commission members.