

CRYSTAL CITY INSIDER

The monthly newsletter of the Crystal City Civic Association



November 2025

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PRESIDENT'S CORNER

This is my last President's Corner! At our Annual Meeting on Nov. 19, my successor will be elected. With our officers being term-limited, we will have some people changing seats and new people coming aboard. I reflect on my quarter of a century of community involvement on Page 3 of the newsletter.

Besides the election, we will have a detailed report on the 15th Street/Clark Bell project. We also will have JBGS presenting on their adaptive reuse of 1800 and 1901 Clark Street. Lastly, we will receive updates from the National Landing BID and about the campaign for a library branch.

Be sure and come to our Annual meeting at the usual 251 S. 18th Street location or sign up to join via Zoom [here](#).

- Eric Cassel, CCCA President

Renew your CCCA Membership for 2026

CCCA dues of \$10 are on an annual basis, Jan. 1-Dec. 31. You can renew your membership online via [PayPal](#) or by check to our Treasurer (see last page of the newsletter). The deadline for renewals to continue receiving newsletters and emails is Feb. 28, 2026. Although our sister civic associations in 22202 charge \$20 or more for annual dues, we have not increased ours since the CCCA was established in 2014.

CIVIC ASSOCIATION AND LIVABILITY 22202 ISSUES

Looking back on 25 years of helping to shape Arlington

As he reaches the end of his two-term limit as CCCA president, Eric Cassel reflects on his experiences advocating for the community.

Next time you walk along the Esplanade in Long Bridge Park, think of this: It almost wasn't built. A quarter of a century ago – when the grounds consisted of the toxic remains of historical industrial use, a cement plant, and a car towing lot – county planners envisioned a sports field park. Back then, the parks department had a narrow view of recreation, focused on team sports, not random strolls and bicycling. But fortunately, then as now, the county encouraged the community to participate in planning decisions.



When I moved to Crystal City in the early 1990s, I realized it was a “company town.” The Charles E. Smith Company oversaw everything, even the books for my condo association at Crystal Gateway. Seeking to push for more resident involvement, I ran for and was elected to the condo board.

As the condo association's vice president in 2001, I volunteered to represent our community on the North Track Task Force, an advisory committee the county created to help plan what would become Long Bridge Park. I pushed passionately for passive recreation, arguing that it was just as important as programmed fields.

Demonstrating that civic activism pays off, the Esplanade opened in November 2011. From the start, a key priority of the task force was seamless access for bikes and pedestrians to the area's scenic attractions. It will be fully realized by 2031 when a ped/bike bridge connects the Esplanade to the Mount Vernon Trail and to bikeways on the other side of the Potomac.



Building the Esplanade: The raised pathway sits on soil dug up to create the adjacent ballfields. The Esplanade was not part of the county's original plans for the park.



Eric Cassel's photo of a rainbow over the aquatic center. Eric will now have more time for his photography.

In 2014, I helped launch the Crystal City Civic Association. I expanded my service to the Arlington Civic Federation board, serving as chair for two years. I have been president of the CCCA since 2021. As the position is term limited, I hand over the reins this month.

One of the hardest parts of representing Crystal City is that we do not have any single-family residences. Associations that largely represent single-family homeowner have greater clout with the County Board, marshaling crowds wearing issue-related T-shirts to meetings. To promote our priorities, we have made a variety of arguments, not the least of which is that renters make up an ever-increasing percentage of voters. By joining the CCCA, residents really help us represent the community.

Highs and lows

Our greatest successes have been on the transportation front. Arlington County alone has invested more than \$400 million of its own and grant money into local projects. Thanks to state and federal funding, a \$1.5 billion project is underway to build two parallel bridges across the Potomac, one for rail and the other for ped/bike. Some \$200 million will be invested to expand to four tracks the railway into Washington, allowing for separate freight and passenger lines. By the end of the decade, Crystal City will enjoy the best travel connections of any community in the nation with the completion of the \$60 million CC2DCA ped/bike bridge. It will connect the airport to a rail station on Crystal Drive that will serve Amtrak and commuter rail. At the station's doorstep will be rapid bus service and across the street a new Metro entrance.

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My biggest disappointment is that the county is not implementing the Crystal City Sector Plan. By bowing to developers' demands for exceptions, the county is forsaking the community's welfare to gain more tax revenue. Thus, the Underground is closed to business, and cultural venues like the Synetic Theater have found homes elsewhere or disappeared. We have tried to fight these changes but are not doing nearly as well as we would like.

What I've learned

Here are my top takeaways:

Be patient. Arlington builds really great projects, but at a glacial speed.

Speak up. You may not win every battle, but the county *always* provides a platform for public comment.

Watch the money. Ideals are great, but money drives decisions.

Tap our knowledge base. With one of the nation's highest rates of graduate-degree holders, our community is packed with experts ready to contribute.

Bend don't break. Aiming for total victory leads to frustration. Focus on *adjusting* policies, and you'll succeed.

Two mentors made me a more effective advocate: Carrie Johnson and Toby Smith. As co-leaders of the Long Bridge Advisory Committee, they taught me to use my time wisely and focus on realizable goals.

I'll still be around Crystal City and the association, but I'm excited to devote more time to travel and photography. Thanks for letting me share this journey—here's to our community's next chapter!

CCCA presses for library, theater to be part of conversion plans

As we have been reporting, CCCA leaders have been pushing back against JBG Smith's adaptive reuse proposal for its properties at 1800 and 1901 S. Bell Street. In our [Sept. 3](#) letter to the County Board, we argued that the project risks eliminating opportunities for a library and cultural facilities, such as Synetic Theatre, at 1800 S. Bell. Without these amenities, the Entertainment District vision outlined in the 2010 Crystal City Sector Plan will remain unrealized, depriving the community of critical cultural and civic resources. Moreover, the proposed reuse of 1901 S Bell Street conflicts with plans to demolish the building to create Center Park, a key sector plan component. The County Board is expected to consider JBG Smith's proposal in December. We are focusing our attention on the library and a theater option at 1800 S Bell, realizing little can be done about Center Park until the 1901 building is demolished.

Here is an update on progress since last month's newsletter:

Lobbying County Board chair. In a meeting Sept. 30 with members of the Crystal and Pentagon Cities Civic Council, County Board Chair Takis Karantonis expressed strong support for a library and theater in Crystal City. Noting the significant growth and transformation of Crystal City since creation of the sector plan in 2010, he agreed that more attention must be paid to the demand for amenities, green space, and cultural entertainment. The challenge is extracting value out of vacant buildings while maintaining a

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balance between quality of life and quantity of retail. MetPark is a good example of this balance. Although we could work these concerns into the long-term process of the Capital Investment Plan, a key question is how to shift the focus of Tax Increment Financing from transportation and infrastructure to open space and cultural amenities as well.

Resurrecting a PopUp library? In an Oct. 16 meeting with CCCA leadership, Karantonis and fellow board member Susan Cunningham committed to exploring with their colleagues and county staff the feasibility of funding the operating costs of a library. One idea is to install a PopUp library temporarily in 1800 S. Bell, similar to one that was housed in the Underground for three years. While the board members were both sympathetic to our desire for a library and an arts venue at 1800 S. Bell, they pointed out that the top priority for the county and developers is realizing economic value from vacant properties. We stressed that they should factor in cultural value, too.

Brainstorming with theater groups. CCCA leadership held a very positive Zoom meeting Oct. 27 with Sara Barker, artistic director of the [Avant Bard Theatre](#) and co-president of Engaging Arlington Arts, about options for theater groups to use the existing 1800 S Bell infrastructure in the Underground. Barker proposed a non-profit model, noting that many non-profits support the arts in Washington and Maryland. We emphasized the potential economic value in following the Shirlington model where Signature Theatre is next to a county library branch. The cultural attractions draw patrons to nearby restaurants and stores. The Theatre Washington Board is collecting data on the economic impact of the arts on the county. Barker said she would brainstorm with others in the theater community about a possible plan for 1800 S. Bell. We have a number of action items planned once we review the plan.

High-rise residents help expand Highlands Urban Garden



The bounty from urban agriculture.

Five years ago, the CCCA and our two sister civic associations collaborated as Livability 22202 with the Arlington Friends of Urban Agriculture to create the [Highlands Urban Garden \(HUG\)](#) at Virginia Highlands Park. A demonstration garden, the HUG revitalizes underused “marginalized” land near the park’s tennis/pickleball courts and illustrates how otherwise fallow spaces can be transformed into a vibrant ecosystem. Most of the residents who helped build the garden came from high-rise buildings, primarily in Crystal City. A team of neighborhood volunteers now maintains and manages the garden, donating all of the produce to the [Arlington Food Assistance Center](#) in Shirlington. With on-site signage, the Highlands Urban Garden details the plants, techniques, and

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principles used to grow edible vegetative crops, pollinators, and natives. An unusual system of water barrels and tubing irrigates the above-ground raised beds.

In October, which was designated by the Arlington County Board as Urban Agriculture Month, we expanded the garden in two areas for an additional 120 square feet and installed four raised beds, with new fencing. The beds will settle over the winter and be dedicated to growing sweet potatoes and other root crops.



The CCCA and sister civic associations collaborate on urban farming.

Volunteers meet every Saturday morning 8:30-11 during the growing season from March to November. Newcomers of all ages are welcome.

Nominations sought for officers of the CCCA

This is a reminder that we will be holding elections for all six of our CCCA officer positions at our Annual Meeting Nov. 19. Nominations -- including self-nominations -- are open until Nov. 4. This unusual situation arises because of term limits and resignations. Terms are two years. Officers may not serve for more than two consecutive terms in the same office. All members whose dues are paid up are eligible to nominate, be candidates, and vote in the election at the CCCA Annual General Meeting Nov. 19. This will be the first item on the agenda.

We are seeking nominations for the following offices:

- **President:** Preside at all meetings, coordinate agendas; serve as alternate signatory to Treasurer
- **Vice President:** Act in the stead of the President during absences
- **Meeting Secretary:** Meeting minutes-taker
- **Treasurer:** Maintain the association's financial records and financial assets
- **Membership Liaison:** Lead officer in recruiting new members and facilitating the CCCA activities of current members; maintain membership list
- **Communications Director:** Maintain the CCCA website; transmit notices of meetings; communicate with external entities as necessary.

To nominate yourself, or someone else, for one of these offices, please submit general information about the candidate (name, address, phone number, email address, and a brief written statement supporting the candidacy) to the Election Committee, specifying which office the nomination is for.

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Email nominations to election@crystalcitycivic.org. If you are nominating someone else, please provide your contact information.

Should there be more than one nomination for a position, eligible nominees who are willing to serve in those positions will have an opportunity to present an oral statement supporting their candidacy at the Annual General Meeting. All nominations must be received by **Nov. 4**, when nominations will be closed. No nominations can be made from the floor at the Annual Meeting.

More details on the officer positions and operations of the CCCA are available from the Election Committee, whose members would be happy to answer your questions. Email election@crystalcitycivic.org.

The CCCA's Bylaws containing descriptions of the open positions are available at the Resources link on the Association's website. This is an opportunity for Crystal City residents to advance the interests of the Crystal City community. Thank you in advance for your thoughtful consideration and response.

Election Committee

Carol Fuller, Claire Lauchner, Sean Denniston

Annual Meeting to vote on amendments to the CCCA Bylaws

The Executive Committee is proposing two amendments to the current CCCA Bylaws to be voted on at the Annual Meeting Nov. 19. These are minor changes needed to update our current operating procedures. This issue will be the second item on the agenda, following election of new officers.

14. REVISION OF THE CONSTITUTION AND BYLAWS

This Constitution and Bylaws may be revised by vote of a General Meeting.

First Amendment proposal: The CCCA has been operating for years with the position of Newsletter Editor being filled by someone other than the Communications Director. We recommend that the CCCA membership formalize a minor change at the November 19 Annual Meeting. The easiest way to do this is to make the Editor a non-voting ex officio Member at Large, rather than a formal Officer, since the latter would require an election. A non-voting ex officio Member at Large may attend the Executive Committee meetings at the request of the President without having to be an Officer.

1. EXECUTIVE COMMITTEE

The officers of the Association shall constitute the Executive Committee.

The Executive Committee may appoint non-voting ex officio Members at Large as appropriate. The Members at Large shall be responsible for attending Executive Committee meetings; assisting the other officers in the policy, planning, and administrative arrangements for General Meetings; serving as a temporary replacement for a vacant officer position if appointed to such position by the Executive Committee until election of a successor; and performing any additional duties specified elsewhere in this Constitution and Bylaws.

Therefore, we propose this change to the Bylaws as shown in **in red below**.

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4.8. Duties of the Communications Director

The Communications Director shall be responsible for maintaining the Association's website and email lists, producing a periodic newsletter for distribution to Association members, transmitting notices of meetings, communicating with external entities as necessary, and performing any additional duties specified elsewhere in this Constitution and Bylaws. All communications representing Association positions shall be subject to the direction and approval of the Executive Committee. A non-voting ex officio Member at Large may be appointed by the Executive Committee as Editor, in place of the Communications Director.

Second Amendment Proposal: Since COVID, the CCCA has been operating hybrid meetings, though this isn't considered in our Bylaws. The County had to change their rules to allow for hybrid meetings. We propose the following changes to the Bylaws as shown in red below:

3.5. Quorum, Voting, and Participation in General Meetings

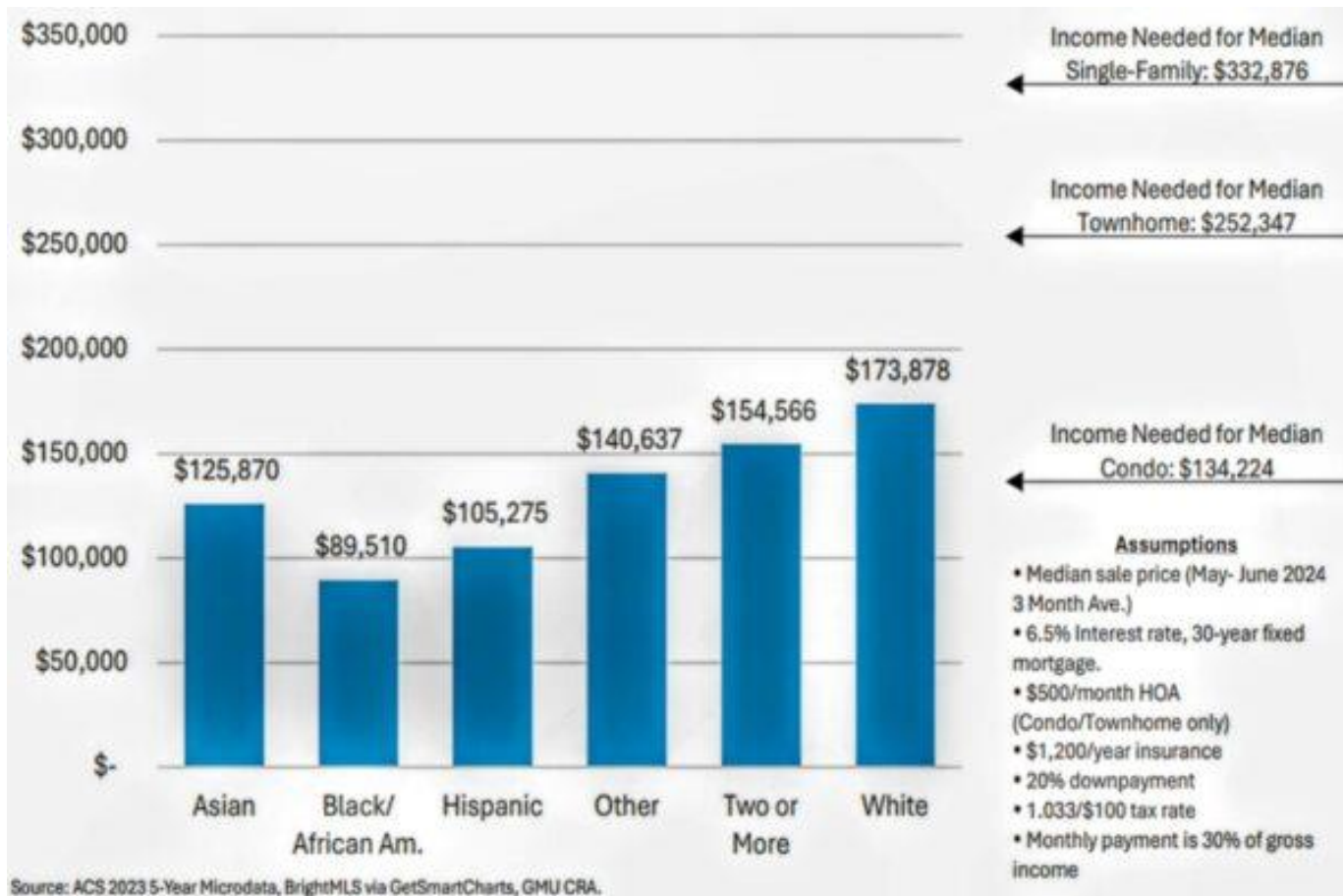
Fifteen members eligible to vote, or 20% of the members eligible to vote, whichever is smaller, shall constitute a quorum. Only voting members who are physically present at the meeting or online in a hybrid meeting may vote or be counted towards a quorum.

4.10. Election of Officers

At the Annual General Meeting, the Election Committee shall report to the membership on all nominations received, and the reasons why any nominations were withdrawn or not accepted. No nominations may be submitted from the floor. The election of any officer position for which there is only one nominee may be by show of hands, either in person or by vote online at a hybrid meeting.

INFORMATION AND EVENTS: ARLINGTON AND STATE

At median, county families can't afford homes here



Median household incomes in Arlington compared to cost of housing.

A household earning the county's median income could not afford to purchase a median-priced single-family home or townhouse in Arlington, according to data collected by the Center for Regional Analysis at George Mason University. "None of the median household income of any racial group can afford the median single-family home [and] none of the racial groups can afford the median townhome," the center's Keith Waters told the county's Housing Commission, as reported in [ARLnow](#). For updated data from the Mason center, visit [here](#).

Governor, County Board seat on election ballot

It's an off year, but not for Virginia voters. The Nov. 4 general election features races for governor, lieutenant governor, attorney general, house of delegates, and County Board. If you are not registered, you can do Same Day Registration at the poll precinct with a provisional ballot, which will be counted once your registration is validated.

Mail Ballot: Ballots returned by mail must be postmarked on or before Nov. 4 and received by noon Nov. 7. Issued mail ballots can be dropped off at your precinct on Election Day or exchanged at the polls for a regular ballot.

Election Day: Polls are open 6 a.m.-7 p.m. Crystal City has two polling stations: 250 S 18th Street (the Conference Room) for the northern part of the area and 150 Crystal Plaza in the apartment building community room for the southern part. Find your polling place [here](#).

The county is anticipating a total turnout of 60-70 percent. For more on the election and a sample ballot, visit [here](#).

Want to see how many people have voted? Arlington posts daily reports [here](#).

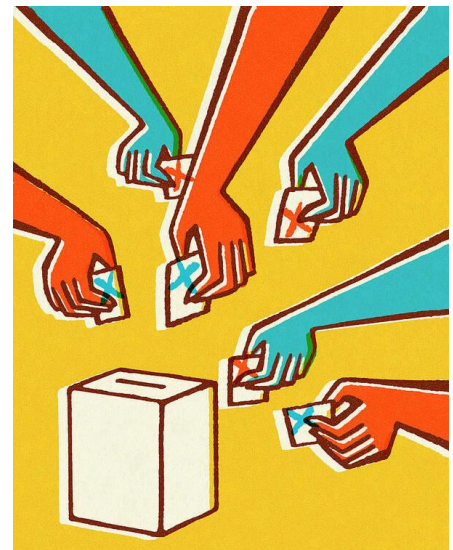
Rank your choices for County Board: Five candidates are competing for one seat on the County Board. If none of them receives more than 50 percent of the vote, ranked-choice counting will take place Nov. 8. Under the process, the lowest-scoring candidate will be eliminated, and that candidate's voters will have their second-choice picks allocated to the remaining candidates. The process repeats itself until one candidate obtains an absolute majority.

This year's race features incumbent Democrat Takis Karantonis, Republican Bob Cambridge, and independents Audrey Clement, Jeremy Olmack, and Carlos De Castro "D.C." Pretelt.

Drop off old electronics, paint cans, bikes – and costumes, too

Arlington residents can gather their old electronics, household hazardous materials and other hard-to-dispose-of items for drop-off at the county's free fall Environmental Collection and Recycling (E-CARE) event Nov. 8, 8:30 a.m. to 3 p.m. (rain or shine) at 1425 N. Quincy St. E-CARE, also held in the spring, offers fast, environmentally safe disposal of such materials as paint products (25-can limit); pesticides; motor oil and solvents; devices containing mercury; fluorescent bulbs; garden and swimming pool chemicals; batteries; smoke detectors; fire extinguishers; propane tanks; and small metal items. The full list of accepted (and unaccepted) items and appliances is [here](#). Business and commercial waste will not be accepted.

[Bikes for the World](#) will collect donated bicycles and bike parts, to be sent overseas for use in reliable, inexpensive transportation. New this fall: Gently used [Halloween costumes](#) will be accepted for future



distribution in the Arlington community. Costumes must be in good or excellent condition (no rips, tears, or stains, unless they are part of the costume) and include all wardrobe parts and accessories. Cleaned costumes are encouraged.

County takes early steps to review governance structure

The County Board is at “the beginning of a long discussion, a very long path” toward possible changes in Arlington’s 93-year-old form of government, according to Takis Karantonis. The County Board chair announced last month that an advisory working group would be appointed within the next month or so and begin discussions by February next year. Karantonis’s remarks came at a board meeting last month where only its newest member, JD Spain Sr., expressed unqualified support for studying changes, [ARLnow](#) reported.

Arlington has a five-member, at-large County Board and an appointed county manager. Among suggested changes: more board members, a separately elected chair, and district-based elections.

Arlington names new poet laureate

Over the next two years, Jennifer Kronovet (at right) will promote poetry and the literary arts in Arlington as the county’s new [poet laureate](#). The author of two poetry collections, *The Wug Test* (Ecco) and *Awayward* (BOA Editions), Kronovet teaches ESOL in the county schools and publishes and edits Circumference Books, which specializes in poetry in translation. Having lived in such far-flung cities as Beijing, Berlin, and Curacao, she brings a global perspective to her new role. As poet laureate, she will receive an annual honorarium of \$1,500. For more on Kronovet’s work, visit [here](#).



Pantries appeal for cash and food donations

As a result of federal employment cuts and the lengthy government shutdown, the county has given \$350,000 to the [Arlington Food Assistance Center](#). The county’s largest pantry, the center is appealing for donations of money and food. It can purchase groceries at a fraction of the retail price on the wholesale market.

Food pantries also seek donations of nonperishable items like canned fruits and vegetables, tuna, soups, and peanut butter. Other popular shelf-stable items include cereal, rice, pasta, canned tomatoes, dry or canned beans, coffee, tea, and cooking oil. To donate money, visit [here](#). To volunteer your services, visit [here](#) and search “food.”

Fill the Cruiser Toy Drive underway for the holidays

Arlington County police have launched their 11th annual Fill the Cruiser Toy Drive. Officers are collecting new, unwrapped toys for ages newborn to 17 at drop boxes throughout the county. For details, visit [here](#).

Police to hold forum about scams, crime, safety

Want to learn how to avoid being scammed and stay safe while holiday shopping? The county police is holding its quarterly community meeting Nov. 13, 6:30-8 p.m., at Amazon HQ2, 1770 Crystal Drive (13th floor). Sponsored by the Community Engagement Division, the meeting will address community concerns and crime prevention tips. Attend the meeting virtually [here](#). Submit questions in advance [here](#).

The police urge residents to be especially wary of unsolicited calls, emails, and text messages that solicit personal financial information. Watch out for:



Jury duty scams. Con artists will pose as local officials accusing you of failing to appear for jury duty and claiming an arrest warrant will be issued unless a fine is paid. Payment often is requested in the form of gift cards, cryptocurrency, or digital cash transfers. If you receive a call of this nature, hang up and call the government agency or business directly to verify the claim.

Spam text messages. Another popular scam is a fake text message aimed at tricking you into clicking on links and/or providing passwords, bank/credit card accounts, or your Social Security number. They may take the form of an unexpected text about a locked account asking you to reset a password; a text purporting to be from your bank reporting suspicious activity and asking you to click a link to verify; a message claiming a package delivery needs verification; a message asking you to click on a link to claim a surprise; a text saying you owe for unpaid tolls; or a text offering a job you never sought.

Home improvement scams. Watch out for contractors who go door-to-door offering to make property improvements or call to say that they are in the area and can offer you special pricing. You may find yourself out a down payment or, if work is done, charged much more than you expected. For details, visit [here](#).

For more on scams, visit [here](#). If you were a target or victim of a scam, file a report [here](#) or call [703-228-4300](tel:703-228-4300).

DEVELOPMENT

Ratio of workers to residents soon will be 1 to 1

With more than 10,000 residential units in the pipeline, National Landing is heading toward a one-to-one ratio of workers to residents. The current ratio is 1.4 workers to one resident.

Achieving that balance “would be terrific,” says [Tracy Sayegh Gabriel](#), president and CEO of the National Landing BID (Building Improvement District).



BID president Tracy Gabriel

Gabriel, who has headed the BID since 2018, spoke with the *Insider* last month about her organization’s priorities and initiatives. Among the highlights of the conversation:

The CC2DCA bridge. Gabriel sees the pedestrian link between Crystal Drive and Reagan National Airport as “a game changer for our district,” making ours “the only place in the country where you can walk from your main street to anywhere in the world.” She hopes “it rises to the level of civic architecture ... and truly is iconic for our district.” The BID wants a canopy to cover the 1,200-foot bridge to protect users from rain, snow, and intense sun. It also is pushing for escalators, while now only stairs and elevators are planned for the Crystal City landing. [Here](#) is how the BID envisions the bridge. For updates from Arlington County, visit [here](#).

The bridge will connect to a new entrance to the VRE commuter rail station several blocks south of the existing one on Crystal Drive. With construction of a fourth railroad track, the new station is expected to service Amtrak as well as commuter rail from Maryland. Outside, connections can be made to the bus and to the subway, with the new east entrance to Crystal City Metro at 18th Street and Crystal Drive.

Culture and entertainment. “We would love to see more cultural anchors,” Gabriel says, noting that as a major gap in the area’s offerings. Questioned specifically about CCCA’s recommendations that the county press for a new library branch and a theater space before approving JBG Smith’s adaptive reuse of 1800 S. Bell Street, she declined comment because it is a private space.

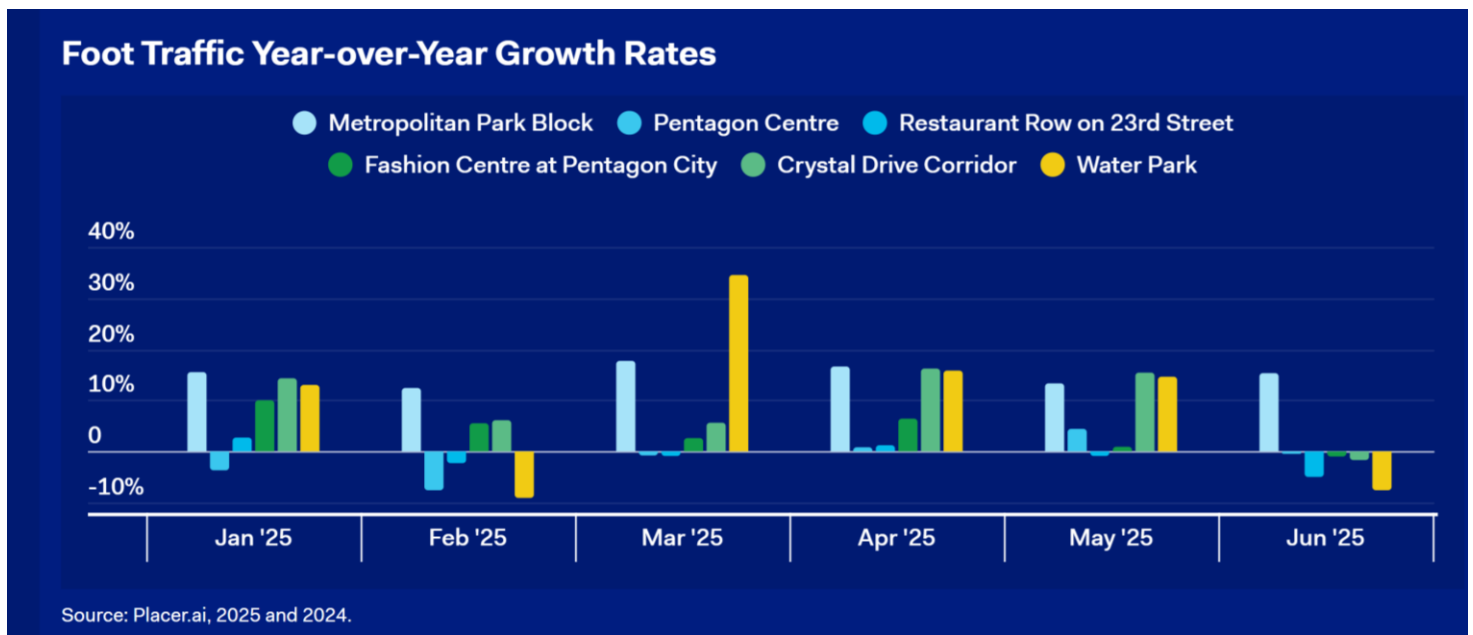
The Underground. Again noting that it is a private space, Gabriel declined to take a stance on the future of the Underground. Noting her background as an urban planner, she says, “For the last 20 plus years, urban development has really been focused on a street facing experience.” She points to more than 60 businesses opening in the area since 2023. “I think our focus is making sure that we create an outdoor environment that is as engaging as possible.”

Innovative high tech. “We are seeing tech being a space that has continued to flourish despite the general economic headwinds,” Gabriel said, citing the new Virginia Tech campus in Potomac Yard and Shield AI moving

its East Coast headquarters to Crystal City as examples. She hopes events like last month's AI Unlocked will not only engage local residents but also put National Landing on the map as a mecca for innovation.

Placemaking. The BID sponsors temporary installations designed to beautify and enliven otherwise drab public spaces, such as underpasses, streets, and park entrances. In the works is a project for 12th Street South between Eads and Fern, a stretch closed to traffic until next summer to install lanes and stations for the Transitway. The BID is also open to projects to make the Route 1 underpass on 12th Street and that on Crystal Drive beneath the airport road more friendly to pedestrian traffic.

The BID promotes economic and community development in Crystal City, Pentagon City, and Potomac Landing, backing a wide range of business, cultural, recreational, and transportation initiatives.



One of the many charts on the Data Dashboard shows trends in foot traffic throughout National Landing.

Want the latest numbers on National Landing? Visit the BID's Data Dashboard

National Landing's population has reached more than 28,000, up 10 percent from the year before, according to the Data Dashboard kept by the National Landing BID.

The dashboard offers a wealth of demographic and economic statistics for the area. The population figures come from a May 2025 update; other data is updated as new figures roll in.

It offers maps showing private and public investment, such as parks, transportation projects, and office and apartment complexes; employment breakdown by category; office vacancy rates; employment by job category; and much more. If you're a data junkie, you'll love it. Visit [here](#).

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Once again, the neighborhood has its own grocery store



Whole Foods' Daily Market Shop opened on Crystal Drive and 15th Street S.

The long-awaited Whole Foods' Daily Market Shop has opened at the corner of Crystal Drive and 15th Street South. The first such shop outside of New York City, the store fills the vacancy left more than a year and a half ago when Amazon Fresh closed (it has since opened a branch on Route 1 in Potomac Yard). The Daily Market Shop, which is open 7 a.m.-10 p.m. daily, touts an "ample selection of fresh, seasonal produce, meat and seafood, prepared foods, including sandwiches and pre-packed meals, baked goods, alcohol and supplements." It features a large selection of goods from local suppliers, including ravioli from La Pasta and crab and shrimp from Jimmy's Famous Seafood. The shop will also offer Amazon pickup and return services.

Ikea closing its mini-outlet in Pentagon City

Ikea plans to close its "plan-and-order" store, located at 1201 Hayes St., by the end of November. It is opening a similar store in Georgetown Nov. 5. Customers at the mini-Ikea can order items, such as kitchen, bedroom, and bathroom furnishings, for home delivery. Full-size Ikeas are located in Woodbridge and Fairfax County.

Timberland among new wave of retailers opening in Fashion Centre

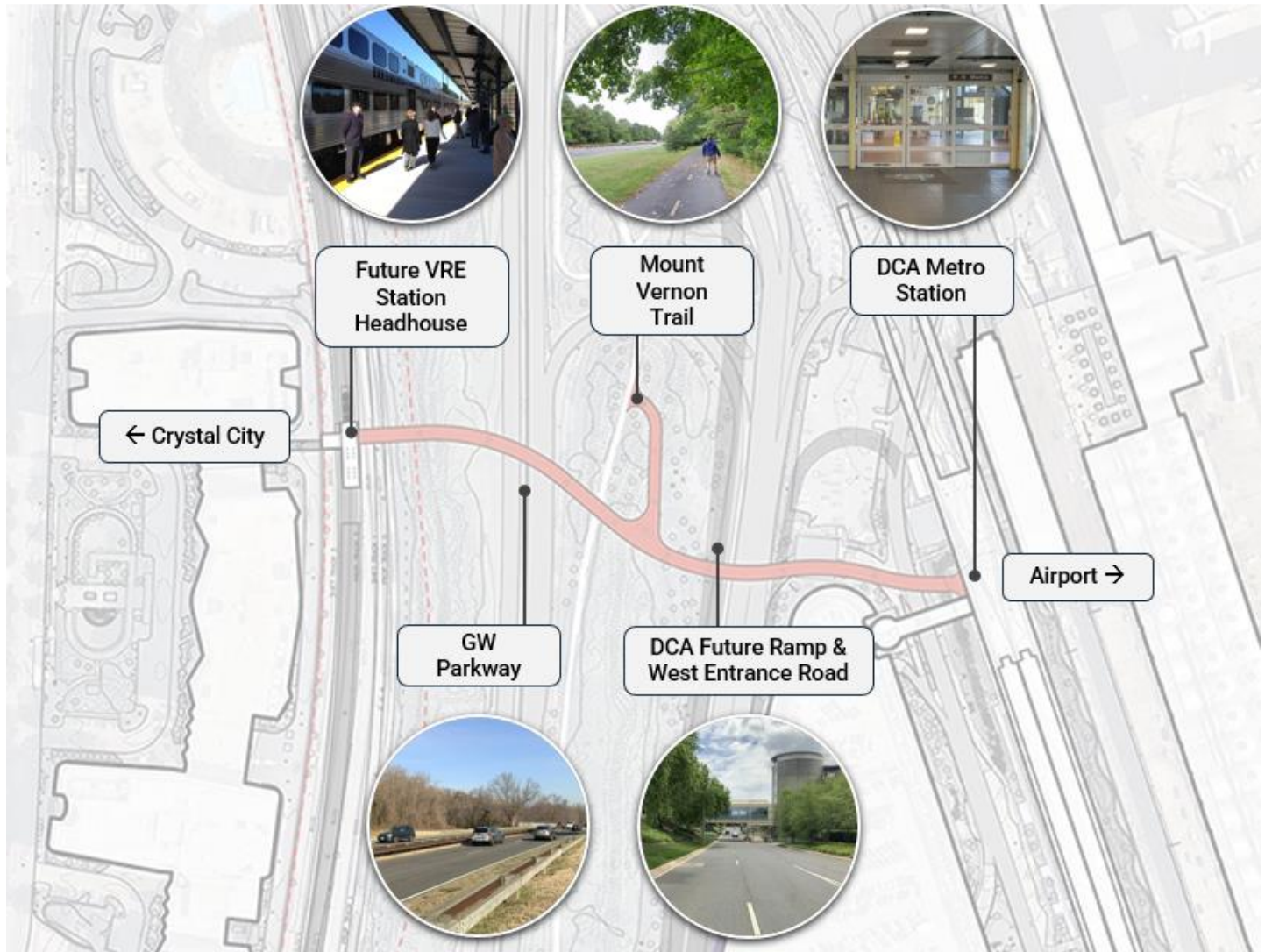
Timberland is among the latest additions to the Fashion Centre mall at Pentagon City. The shop opened last month on the second level, offering footwear, outerwear, and accessories for all ages. Another newcomer to the mall is the women's clothing store Fashion Q, which replaced Forever 21 on the Metro level. Coming soon, according to a report in [ARLnow](#), are the Japanese-inspired arcade Gatcha, Lacoste, the accessories shop Tokyo Bae, the scent shop Perfumania, and a Pop Mart toy store.

Foodwise, Duck Donuts has opened next to Auntie Anne's, soon to be joined by Moge Tee, a Chinese bubble tea shop; Mediterranean-styled Mezeh; and Indian fast casual Bowl'd Masala.

Arlington expected to escape brunt of Amazon's latest layoffs

Amazon's most recent wave of layoffs is expected to leave HQ2 in Arlington relatively unscathed, according to [ARLnow](#). The firm announced last month that it was cutting 14,000 jobs companywide to reduce bureaucracy and realize gains from AI. "These layoffs involve our corporate workforce and not our operations workforce," Amazon's Kelly Nantel told ARLnow.

TRANSPORTATION



CC2DCA team tweaks design, adds partial canopy to airport bridge

In response to strong public preference, the design team for CC2DCA bridge have come up with several proposals for a canopy covering about half the walkway. “This option allows for covering and shade for users while maintaining an open bridge concept and minimizing the visual impact of the structure,” according to the [Fall 2025 update](#) on the project.

The bridge design has been revised into a more curvilinear form, providing “aesthetic, structural, and constructability benefits.” The general length of the bridge will remain the same, as will its connecting

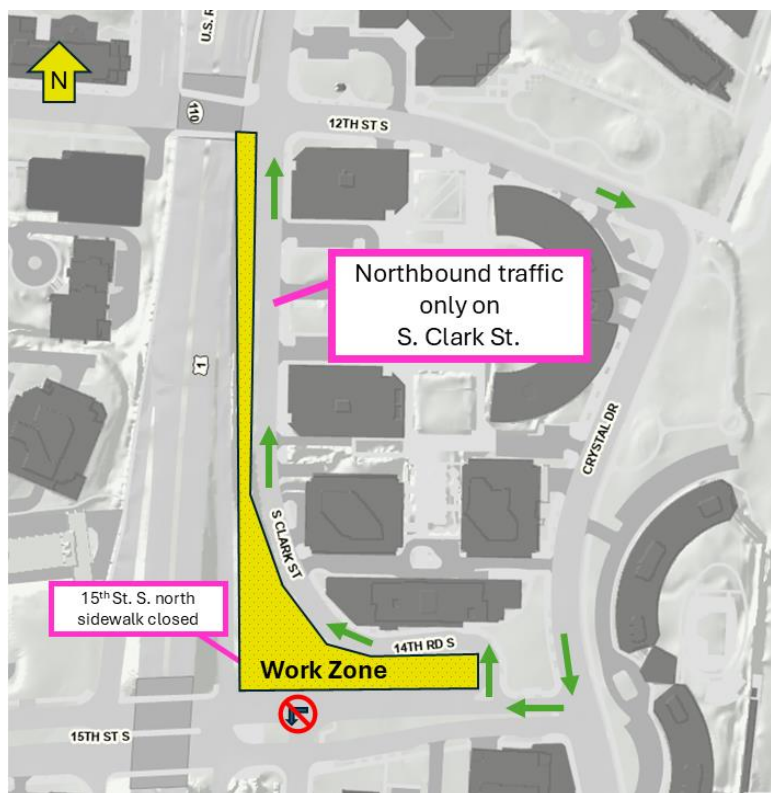
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points at the airport, the Mount Vernon Trail, and a new commuter rail station on Crystal Drive, a few blocks south of the current one.

Designers continue to work on bridge color, pier texture and shape, canopy details, and handrail and lighting design. Updated renderings will be presented during the upcoming winter public engagement period.

The bridge, which will be restricted to pedestrians and cyclists, is fully funded and expected to open at the end of the decade. To receive updates, sign up [here](#).



Section of South Clark Street to be limited to one-way until February

South Clark Street will be open to northbound traffic only between 12th Street South and 15th Street South from Nov. 3 to early February. All driveways will be right-in/right-out (no left turns). The sidewalks will remain open on South Clark Street/14th Road South. The north sidewalk on 15th Street between Crystal Drive and the Route 1 overpass will remain closed. Left turns are not permitted onto South Bell Street from westbound 15th Street South.

The changes are part of the 15th Street South/South Clark-Bell Street realignment project. It will shift 15th Street's lanes to the south and align South Clark and South Bell streets. For more details, visit [here](#).

Elevator opens on west side of Pentagon City Metro

A second elevator is open for service at the Pentagon City Metro. It is located on the west side of South Hayes Street at 12th Street S. The east elevator is on the other side of South Hayes, across six lanes of traffic.

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DOINGS IN CRYSTAL CITY (AND NEARBY)



Outdoor ice rink opens for season in Pentagon City

If you haven't already turned on your furnace, then this may be your first sign of winter: The outdoor ice rink at Westpoint in Pentagon City has just opened for the season. It will be open daily through mid-March. Customers can rent skates at 1201 S. Joyce Street for \$6. The price to skate ranges from \$11 to \$13, with children, seniors, and those making online reservation saving the most. Visit [here](#).

Met Park hosts Bingo Happy Hour

Met Park, 1330 S Fair St., is hosting Bingo Happy Hour on Nov. 5 and Nov. 19, 4:30-5:30 p.m. The free event on the central green features a variety of prizes. Space is limited, so arrive early. The event is hosted in collaboration with [Capital City Showcase](#).

Take an hour to meditate with music under the open skies

Before the holiday rush, take out an hour for meditation at Met Park, Nov. 11 from 5-6 p.m. Wireless headphones will be provided to immerse you in stereo soundscapes offered by Zen Steady and guided meditations by Sarah Loden. While blanket and mats will be available, feel free to bring your own yoga mat and wrap. Sponsored by the Museum of Contemporary Art Arlington.

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Meet your neighbors and help spiff up Crystal Drive area

Spiff up the area and meet your neighbors by volunteering for the National Landing Community Clean-Up on Nov. 13, 10 a.m.-noon. Residents, workers, and visitors can explore the area along Crystal Drive while picking up litter. Trash grabbers, holders, bags, buckets, gloves, and safety vests will be available on a first-come, first-served basis. The first 50 registrants on site will receive a community clean-up T-shirt. Meet at the Water Park, 1601 Crystal Drive, in the central plaza for a brief welcome and orientation. After the event, volunteers are invited to a social hour at the Water Bar. [Registration](#) is required for the clean-up event due to liability issues.

For more activities, visit ...

- **Events at National Landing**
- **Arlington Parks and Recreation**
- **Arlington arts events**
- **Arlington Convention and Visitors Services**

DINING IN CRYSTAL CITY (AND NEARBY)

Daydrift offers a haven for dining, snacking, and reading



Opening day at Daydrift: The café/bookstore offers international fare in the space vacated by Mah-Ze-Dahr.

Crystal Drive by 15th Street South has suddenly come alive with the opening of the Whole Foods Day Store and [Daydrift](#), a café and bookstore.

Daydrift, 1550 Crystal Drive, bills itself as “a little slice of the West Coast on the East Coast – sunny, creative, and built for lingering.” The café is operated by [Episcope Hospitality](#), which runs restaurants and kiosks in the Water Park. Its menu includes international dishes, croissants and other baked goods, lattes, and smoothies. Books include literary fiction, mysteries, and children’s titles. The café plans to host author talks, “blind date”-inspired book events, and book clubs. Daydrift is located in the spot vacated by the bakery and café Mah-Ze-Dahr.



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Diners do their own grilling at Pi BBQ.

Grill your own dinner at Korean restaurant

Each table is equipped with a grill at a Korean barbecue restaurant that just opened near Restaurant Row. [Pi BBQ and Bar](#), 420 23rd Street S., touts “an extensive menu featuring premium cuts of meat, fresh seafood, and traditional Korean dishes.” It fills a vacancy left by the Chinese restaurant Young Chow in 2023.

Falafel moves from kiosk into bigger space

[Falafel Inc](#) has opened a new outlet at 500 23rd Street S. Offerings include sandwiches, bowls, salads, and spicy fries. The chain offers pickup, delivery, and catering. See the menu [here](#). Falafel has closed its kiosk in Water Park.

Thai restaurant plans to open next year at Reva

A Thai restaurant in Reston has signed a lease for a spot on the ground floor of Reva on 19th Court S, off of Crystal Drive. Eyeing a fall 2026 opening, [Tiki Thai](#) will be located in a 4,700-square-foot retail space across from Bar Chinois. Bird’s Eye Thai – a sister restaurant that sells fast-casual Thai meals – will relocate from its Water Park kiosk to a corner of the new Tika Thai.

On the dining docket: cuisine from around the world

Here are restaurants expected to open over the next few months in the area, as compiled by Katie Taranto of ARLnow:

- [Duck Donuts](#), expected in November at 1100 S. Hayes Street (Pentagon City)
- [Takumi](#), expected in November at 1100 S. Hayes St. (Pentagon City)
- [Panera Bread](#), expected in mid-November at 2450 Crystal Drive (Crystal City)
- [Scapegoat Beer Garden](#), expected this fall at 556 22nd St. S. (Crystal City)
- [Nash and Smashed](#), expected in late fall at 2333 S. Eads St. (Crystal City)
- [Ember Kitchen and Spirits](#), expected this winter at 1301 S. Joyce Street (Pentagon City)
- [Takagi Coffee](#), arrival date TBD at 721 15th Street S. (Pentagon City)
- **Sushi Seki**, arrival date TBD at 480 11th Street S. (Pentagon City)
- [Mezeh Mediterranean Grill](#), delayed; arrival date TBD at 1100 S. Hayes St. (Pentagon City)
- [Dolan Uyghur](#), delayed; arrival date TBD at 320 23rd St. S. (Crystal City)

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ABOUT THE CCCA

The Crystal City Civic Association (CCCA) was formed on Jan. 28, 2014. We are a non-partisan, not-for-profit organization with the express purpose of advancing the common interests of the residents of the Crystal City neighborhood in Arlington County, Virginia. CCCA gives a voice to our residents. CCCA officers represent community members at County meetings, function as liaisons to state and local lawmakers, coordinate with the Crystal City BID on important issues and projects, and ensure the needs of residents are met.

CRYSTAL CITY CIVIC ASSOCIATION BOARD

President Eric Cassel

Vice President Tarsi Dunlop

Meeting Secretary Sheryl Eaton

Communications Director Andrew Damitio (by appointment)

Membership Liaison Matthew Fuzi

Treasurer Steve Miller

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