

# Historic Restaurant Row

embracing the future and remembering the past



a village on 23rd street dedicated to celebrating Arlington's Cultural & Entertainment Soul  
Stakeholder meeting

# Authority

## The Crystal City Sector Plan



Historic 'Restaurant Row' along 23rd Street S. between Eads and Fern Streets was identified as a major community asset with local businesses that should be ***preserved or protected***"

# Legacy

## The Pappas Trust



“Whereas in the shadow of Crystal City, Arlington I own a number of properties in the Twenty-Third Street area in South Arlington that are used as restaurants. I like to refer to these properties as being in Louis A. Pappas Twenty-Third Street Corridor. ***It is my desire to maintain these properties in their current uses as much as possible while I am alive & after I have passed away.***”



# Stakeholder Introductions



- Purpose of meeting is to Explore Synergies:
  - Crystal City Business Improvement District (CCBID)
  - Arlington County
  - Landlords
  - Merchants
  - Community Associations
  - Artspace (driving force)

# Spark artspace

- Artspace is a non-profit organization that sources public and charitable funding to build affordable places where artists can live and work.



- Chikwe Njoku of Arlington County introduced Georgia Papadopoulos from the Pappas Trust to Stacey Mickelson from Artspace

# Feasibility Study



- A feasibility study conducted in 2017 sponsored by Arlington Foundation for Arts and Innovation (AFAI) under the auspices of Michelle Isabelle Stark of Arlington Cultural Affairs, a division of Arlington Economic Development (AED)
  - 4 sites are under consideration:
    - Sector 1: Virginia Square
    - Sector 2: Columbia Pike
    - Sector 3: Crystal City
    - Sector 4: Four Mile Run Valley

# Feasibility Study Findings



- There is support for an Artspace in Arlington!
- All four sectors have something to offer Artspace
- Specific Findings About **Crystal City**
  - **Available land** and
  - Uniqueness of the place

STRONG INDICATORS THAT ARTSPACE IS COMING TO ARLINGTON!

WITH YOUR SUPPORT WE CAN MAKE IT HAPPEN IN CRYSTAL CITY!

# Village Vision

surround Artspace with art



*a village is a natural extension of concept under both the CC Sector Plan and the Pappas Trust Legacy*

## Village guidelines

- Our **MISSION** is to preserve the authenticity of **Historic Restaurant Row**
- Our **VISION** is to revitalize the blocks between 22<sup>nd</sup> and 24<sup>th</sup> street from an “*in-between*” space into a living **VILLAGE**
- Our **OBJECTIVE** is to enhance the existing vernacular architecture to create a **COMMUNITY ASSET**
- Our **GOAL** is to become a **GO-TO destination** offering **eclectic products**



# Vision Partners

- Urban Design:



## Instruction:

- Create a place that brings people together
- Create a place where people want to work, live and play.
- Create a place that people love
- Create a place that matters

- Architects:



Company: Anderson Cooper Group Architects

# imagining a village in the jungle





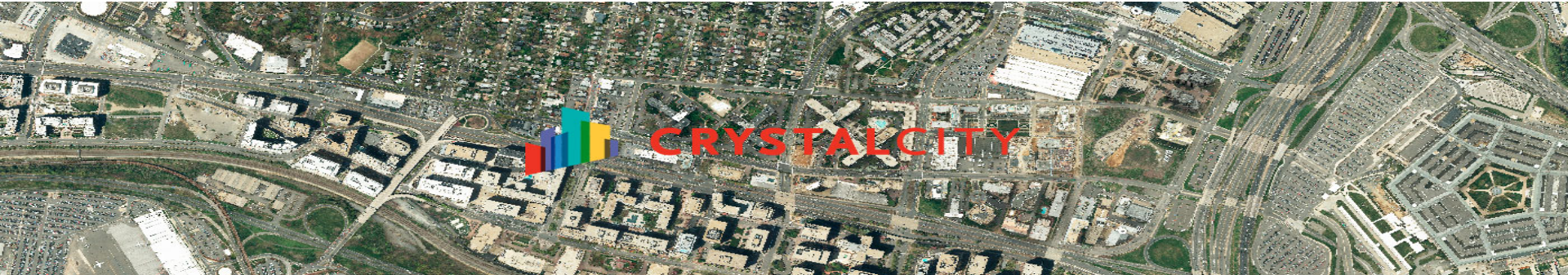
# Explore Possibilities







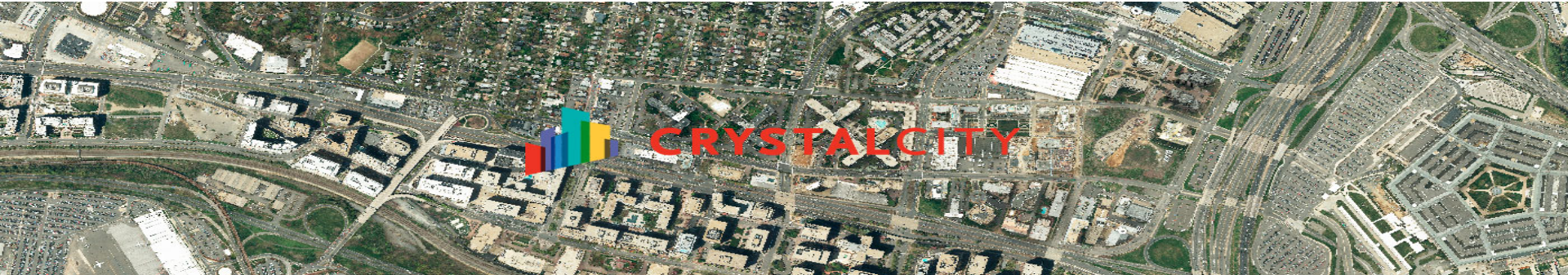
# Explore Synergies



- CC Business Improvement District Future Cities Initiative
- Concurrently CCBID is in the process of re-imagining the area between Pentagon City and Potomac Yards as a single Business District "that would create what the BID envisions as the largest and most influential walkable downtown in Virginia, with more than \$11 billion in asset value" Washington Business Journal May 9, 2018



# CC Business Improvement District Future Cities Initiative

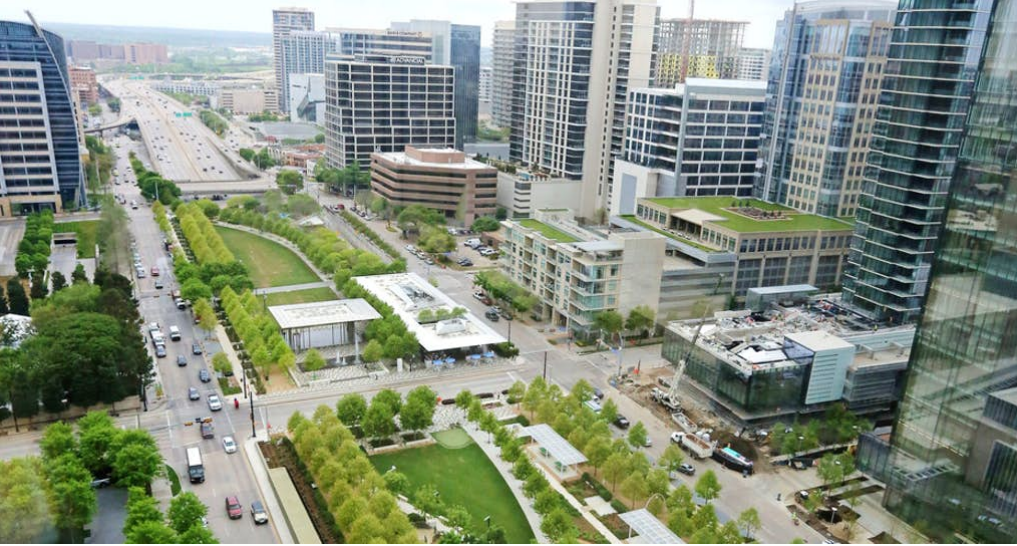


- CCBID Future Cities Workgroups:
  - Office
  - Residential
  - Retail & Restaurant
  - Hospitality
  - Culture, Entertainment & Nightlife
- CCBID seeking community guidance with the following goals in mind:
  - Attract People
  - Focus on Livability
  - Build Identity
  - Grow the Economy



# Think about Parks in the Sky

Klyde Warren Park Dallas – Looks like CONCRETE feels OTHERWISE





# Explore Green Connections





This aerial view of Crystal City, Virginia, highlights the SOHO Village @ National Landing area with a red dashed line. The map shows the surrounding urban landscape, including Aurora Highlands to the north and the Crystal Gateway Marriott. Key streets like Jefferson Davis Hwy and Crystal Dr are visible. The Google logo is at the bottom.

# Stakeholder Partnering



- Public Stakeholders
  - Public Sector Zoning Elasticity
  - Community Associations & Feedback
  - Funding
- Private Stakeholders
  - Stakeholder Commitment
  - Stakeholder Contribution
  - Public Sector Incentives
  - Stakeholder Representation



# Stakeholder Feedback



- Exploring the Vision (SWOT)
  - Remembering the Past
  - Embracing the Future
- Exploring the Soul (SWOT)
  - Nourishing the Soul
    - Focus on Arts & Culture categories for impact
    - Focus on Entertainment categories for impact