

Subject: 22202 Civic Associations Draft Memo on Met Park 6/7/8 on Site Plan Mitigation
From: Ben D'Avanzo
Date: 10/11/19, 11:25 AM
To: Elizabeth Gearin, Peter Schulz, Daniel Weir, Matt Mattauszek, Matt Ginivan, Brian Moore, Nan Walsh

Dear SPRC Chairs, staff and applicants,

Please find attached a draft memo by members of the Aurora Highlands, Crystal City and Arlington Ridge Civic Associations. This memo reflects our initial thinking of what methods the applicant can use mitigation funding to achieve the additional density and lower parking ratio it is proposing. It is derived from the community's livability framework, which we look forward to sharing as well.

Please note that this is not our final stance on this topic but a pre-SPRC conversation draft. We will need to evaluate what is raised at the SPRC and subsequent discussions and meetings. The items in this memo are not presented in a particular order.

We believe this process requires further conversation that includes the community, which we look forward to.

Thank you,

-Ben

Attachments:

Pre SPRC 3 22202 CA Priorities for Met Park Mitigation Final.docx 22.9 KB

(Corrected attachment on next page)

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The following points reflect the work members of the Arlington Ridge, Aurora Highlands and Crystal City Civic Associations to distill specific Metropolitan Park mitigation factors from the neighborhood's "[Livability Framework](#)." While some are innovative in nature, these have been identified as the most appropriate and effective ways to address the impacts from the Metropolitan Park development and proposed bonus density and change in land use.

- **Address the Need for Affordable Housing** – While we believe mitigation funds should address a multitude of factors, we wish to acknowledge and appreciate the county leadership's stated commitment to addressing the ongoing challenges many face in finding an affordable place to live. While 56 percent of Arlington households are renter occupied, in 22202 that rate is 76 percent. We look forward to evaluating how mitigation funds will ensure that those who live in our neighborhood can continue to do so.
- **Improve Metropolitan Park** – We believe this site plan should transform this park into one that works for those who live and work near it. The applicant should work with the community, county and other park landowners to rethink the entire park space, beyond that in the site itself. Potential uses should include a fenced dog park, tot lot, passive space and activated recreational space.
- **Improve Nearby Metro Stations** – Both the Crystal City and Pentagon City metro stations will be handling thousands of new users, and mitigation should reflect station improvements beyond those already planned, such as opening the Pentagon City pedestrian tunnel during all operating hours and modernizing the elevator on the east side of Hayes. We also request a study on the need and feasibility of a second platform entrance for the Pentagon City Station at 15th and Hayes.
- **Complete the 2019 Bike Element in 22202** – This should include creation of new protected bike lanes, including along 15th Street and strengthening bike corridors.
- **Create a Fund Investing in Additional Future Multimodal Transportation** – Given the rapid changes coming to both the neighborhood and to technology and transportation, we believe it is difficult to anticipate all future transportation needs. Therefore, we propose "banking" funds that can be used for both transportation mitigation as needed, such as if bus routes become overcrowded and for innovative neighborhood projects, such as a neighborhood jitney/circulator as well as incorporation of light electric vehicle (LEV) services.
- **Build and Support an Arts/Maker Community Space on 15th Street** – Amazon and other nearby technology leaders present a unique opportunity to offer their expertise to Arlington. We recommend utilizing the proposed retail space along 15th St, which is not envisioned as such in the Retail Action Plan, for a STEAM focused community space that could combine features of a library, community center and education center.
- **Create a Community Green Fund** – As the Pentagon City and Crystal City neighborhoods are wholly lacking in green space, we propose the creation of a green fund to be administered by the county, with required consent from the community on

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how the funds are used, to develop tree canopy, purchase park space and develop “green corridors” to connect the existing parks. The first use of this fund could be temporary public dog park.

- **Create Private-Public Data Tracking Initiative** – We believe there is a compelling need to establish a publicly available data baseline for tracking environmental, walkability, transportation, and housing factors in 22202. This would include a system to allow continuous collection and modeling of transit patterns.
- **Allow Access to Conference Space** –The proposed conference center should be available at no cost for use by community groups and the county government. The site plan should spell out on which days and hours this space will be made available and the point of contact and process with Amazon for scheduling the space.
- **Formalize Community Relationship with Amazon** – To ensure a long term collaborative relationship, Amazon should be required to appoint one senior staff member as the designated liaison to the community. We appreciate such a position has been created and believe a site plan condition will ensure a long term relationship past this current initial phase.

Consider Additional Opportunities We have identified additional actions critical to achieving a well-integrated, livable community beyond mitigation funds. The County and applicant should work collaboratively with the community to make progress toward this goal by considering

- An improved bike and pedestrian network
- Attractive but sustainable retail options
- Green space along the site plan itself, including large trees
- Day care facilities open to the community
- Medical and emergency care facilities
- Addressing Route 1 in a way that reflects community needs
- Ensuring construction impact is minimized for the neighborhood

These have been identified as the most appropriate and effective ways to address the impacts from the Metropolitan Park development and proposed bonus density and change in land use. We acknowledge that some of our inputs benefit both developer and community and thus require some apportioning of the net community benefit. Furthermore, we acknowledge that some approaches such as fund creation, pilot projects, and additional studies may require adjustment to the typical SPRC benefits package, but these are essential components to achieve successful mitigation.