

Livability 22202

Developing better, more livable neighborhoods in and around Pentagon City and Crystal City.

Livability22202 Leadership Discussion, 31 Aug 2023

Agenda

- Intro: Why are we meeting?
- Review of Livability Action Plan priorities
- Overview of developments across PC and CC since publication of the Action Plan in Nov 2019
- Overall consideration of priorities – what's been achieved, what hasn't what have we learned? Do we need to amend priorities, reprioritize?
- Planning for Livability22202 Community information session in late September

County Request

- Re-validate Livability Priorities as County continues to implement the Pentagon City and Crystal City Sector Plans

Action Plan, Key Priorities, Nov 2019

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 - Pursue near-term strategies to manage the rate of rent and property tax increases.
 - Promote long-term strategies to increase home ownership options in 22202.
 - Provide a balanced diversity of housing types, from single family home to townhouses, condominiums and apartments.
- Provide Essential Services Across the Community
 - Centrally locate walkable library, community center, and elementary school spaces, potentially in multi-use facilities.
 - Build daycare facilities based in new residential buildings and developments.
 - Humanize the scale and character of the built environment.
 - Develop community dog parks.
 - Attract a local urgent care/medical facility affiliated with local hospital.
- Foster Environmental Sustainability
 - Advance sustainable building design practices for new construction to meet the Community Energy Plan goals.
 - Strategically increase the amount of natural open space and improve the tree canopy, with a focus on reducing heat island intensity, improving stormwater management, and increasing urban biodiversity.
 - Emphasize the incorporation of biophilic design elements into site plans, including private and public space, and the application of biophilic approaches to integration of the built and natural environments.
 - Create and support community gardens within the Pentagon City and Crystal City neighborhoods.

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 - Increase the opportunities for informally initiating and sustaining community in parks and community social spaces, both indoor and outdoor, convenient to the Aurora Hills, Crystal City, and 12th Street neighborhoods.
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 - Convert the current Aurora Hills Senior Center to a full-service Senior Center for 22202 with a full-time director.
 - Encourage a migration to a “less-gated” residential development model that promotes deeper integration into the community.
 - Provide a Community Center and spaces to host large meetings and classes.
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Working Groups

1. **Route 1:** creative thinking; engagement with VDOT, PBC, PAC, WABA, etc.
2. **Open Space:** workshop; HUG and FOIA; Green Ribbon ideas in Pentagon PDSP; engagement with Amazon
3. **Housing Affordability:** 2 workshops, engagement with County and developers
4. **Underground:** “Challenge” and creative ideas; engagement with JBG; recreation of tunnel from 20th to 23rd Streets
5. **Schools:** engagement with County and APS; locations for new school

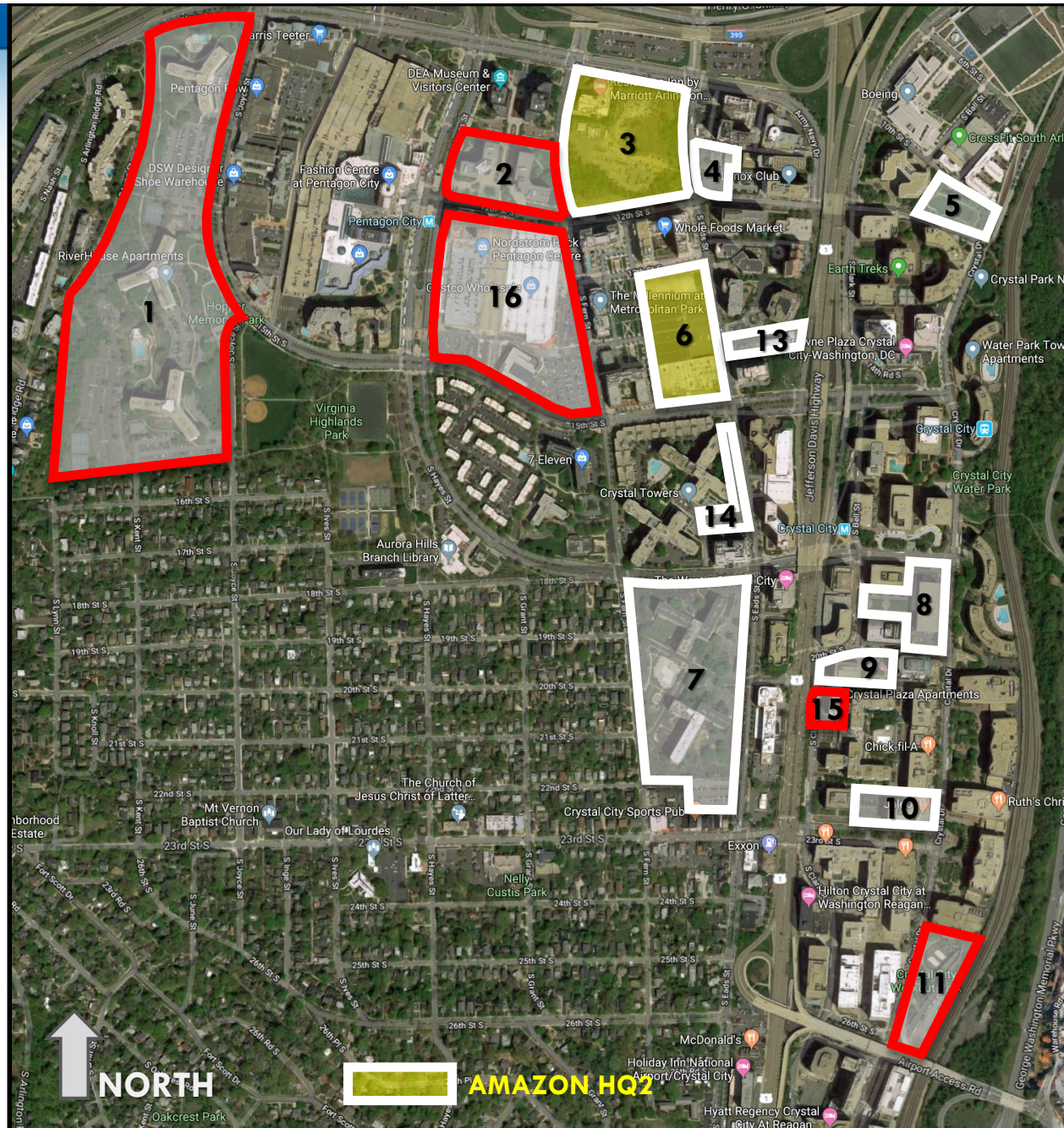
June 2023 Development Summary

Approved Site Plans

3	PenPlace (HQ2)
4	400 11 th St. (Verizon Site)
5	101 12 th Street
6	Met Park 6-8 (HQ2)
7	Crystal Houses
8	1900 Crystal Drive
9	2000/2001 S. Bell Street
10	2250 Crystal Drive/ 223 23 rd Street
12	Potomac Yard Land Bay C-East
13	Americana Hotel Site
14	Crystal Towers 3 (infill)

Preliminary Proposals

1	RiverHouse Neighborhood
2	12 th Street Landing
11	2525 Crystal Drive
15	Crystal Plaza Apartments
16	Pentagon Centre PDSP



Development across 22202

- Long Bridge Aquatics Center
- 101 S 12th Street (approved but on hold; Gateway Park swap)
- Central District (Alamo/Amazon Fresh/1770 CD/etc.)
- Water Park Redesign
- 1900 Crystal Drive
 - Center Park in CIP
 - Library
- 2000/2001 20th Street (impact on Underground; rerouted Clark Bell)
- 2121 CD: Surreal Restaurant
- 2250 CD/223 23rd Street (impact on Underground and park planning)
- Century Building/2450-2550 Crystal Drive
- 2525 CD (what community benefits?)
- CIP Inclusion
 - 18th Street Metro Market Plaza
 - Virginia Highlands Park in CIP
- Crystal Plaza/Block M/Dweck

Whole Foods and Bartlett

MetPark and PenPlace

- 2306-2316 S Eads St

- Americana Hotel

TSA/Brookfield 12th St Landing

- Crystal Towers
- The Altaire, The Milton, The Witmer, Acadia; The Sage
- River House (LPRC#1 9/27/23)
- Dominion Energy
 - Project on 18th Street
 - Park being developed on 18th and Fern Streets
 - Ives Park swap

Short Park/Teardrop Park

Virginia Tech expansion and construction

- Potomac Yard (Arlington and Alexandria)

Transportation

- VDOT's plans for Route 1
- Second Crystal City Metro Entrance
- CC2DCA
- CC Bike Plan
- Army Navy Drive redesign
- 12th St redesign
- 15th St redesign/park
- 18th St redesign
- 20th St redesign/Clark Bell relocation
- 23rd St redesign
- Crystal Drive redesigned traffic lanes
- New VRE station:
Amtrak/MARC/VRE increased trains
- Long Bridge: approval and funding, including bike/ped bridge
- Metroway (12th Street to Columbia Pike)
- Columbia Pike and Arlington Cemetery redesign
- MWAA proposed roadway expansion at airport
- Potomac Yard Metro
- Alexandria free bus transportation

Amazon Impact

- Agreement with Virginia: Funding of Rt 1; CC2DCA; Long Bridge; CC East Metro Entrance
- School Funding/Impetus on Tech instruction
- HQ2 MetPark opened July 2023; multiple businesses
- Job Creation: 3,000 workers now; 8,000 by end 2023; 25,000 proposed
- MetPark 2.5-acre public space, an asset for community following extensive community outreach
- PenPlace on hold till perhaps 2024
- Affordable Housing:
 - over \$1 billion to help create or preserve over 14,000 affordable homes; goal is to preserve more than 20,000.
 - Crystal Houses: Amazon purchase and Washington Housing Conservancy

Negative Developments

- COVID impact on Office vacancies
- End of Synthetic Lease: economic and cultural loss for Arlington
- Underground dying: JBG “status quo”
- Schools Overwhelmed with no plan for relief
- Rt 1 down to grade: impact on 18th St

Planning Issues

- National Landing and BID expansion
- CCCRC enlarged to CPCC
- PDSP Pentagon City
- Green Ribbon, Biophilia
- Kimco's development plans: Pentagon Centre
- 23rd Street Small Area Plan proposal
- Melwood engagement and proposed expansion
- Roaches Run: JBG properties
- Missing Middle and new housing commitments
- Pandemic driven changes
- Virginia purchase of rail-lines from 14th street bridge to Richmond
- CC2DCA Pedestrian Bridge
- VHP Master Planning in 2022-2032 CIP (with funding starting in 2026)
- What else?

Arl County Planning: Community Benefits Tracker, Bonus Density, 29 June 2023

#	APPROVED APPLICATIONS	LEED	AFFORDABLE HOUSING	TRANSPORTATION	PUBLIC SPACE	PUBLIC FACILITY/OTHER
1	1720 Eads Street (Crystal Flats)	Silver	16 units within the project	New bus shelter, intersection and signal improvements, upgraded access to metro station entrance	\$272k contribution towards CC parks	\$75,000 public art contribution
2	400 Army Navy Drive (Altaire)	Gold	15 units within the project	new traffic signal; Army Navy Drive complete street project contribution	\$1,179,794 contribution towards CC parks; \$100k contribution toward Teardrop Parcel open space improvement (not identified in CCSP)	\$75,000 public art contribution
3	3352 Richmond Hwy. (Century Center)	Silver	---	Dedication of 23 rd St.	---	\$75,000 public art contribution
4	400 11 th Street (Verizon Site)	Silver	12 units within the project	\$90k towards S. Eads St. bicycle and pedestrian improvements	\$1,431,673 contribution towards Teardrop Parcel open space improvement (not identified in CCSP)	\$75,000 public art contribution
5	Met Park 6-8 (Amazon HQ2)	Platinum	\$20 Million AHIF Contribution	Off-site transportation improvements	Reconstruct and maintain Met Park (app. 2 acres)	Public use of event space; publicly available child care center; \$225,000 public art contribution
6	Crystal Houses	Gold	Conveyance of CH5 parcel to County	Construction/maintenance of protected bike lanes; publicly accessible pedestrian pathway through the block	Construction and maintenance of 54,000 SF public park (CCSP Open Spaces 19 & 20)	\$225,000 public art contribution
7	101 12 th Street	Gold	---	Construction of new S. Ball Street connector road	\$300k contribution for planning of and 54,500 sf land conveyance for new Gateway Park (CCSP Open Space 2); Interim open space improvements	\$75,000 public art contribution
8	1900 Crystal Drive	Silver	35 CAFs at the RiverHouse property	Design and construction of traffic signal at 18th Street/Crystal Drive and 20th Street/Crystal Drive	\$300k contribution towards master planning; 45,000 SF public access easement for Center Park (CCSP Open Space 7); and construction and maintenance of grand stair toward Center Park	Provision of 7,200 SF space within Mall IV, rent free for 20 years along with 25 parking spaces, for use as a library; \$150,000 public art contribution
9	2001 Clark Street (Plaza 1)	Gold	7 CAFs at the RiverHouse property	Intersection improvements at 20th Street and Richmond Highway; construction of new S. Clark/Bell Street segment	Construction, maintenance, and public access easement of 7,200 SF Pedestrian Passageway to CCSP Open Space 8; \$81k contribution towards CC parks	\$1,250,000 contribution to support library services (Mall IV); Underground improvements; \$150,000 public art contribution
10	PenPlace (Amazon HQ2)	Platinum	\$30 Million AHIF Contribution	Numerous on-site/perimeter transportation improvements	Design, build, and maintain 2.75-acre public park	Build-out, free lease of Arlington Community High School and 50 parking spaces; County usage of Conference Center; Public access to Helix; publicly available childcare center; \$300,000 public art contribution
11	2250 Crystal Drive/223 23 rd Street (Plaza 5)	Gold	35 CAFs at RiverHouse property; \$4.7 Million AHIF Contribution	\$3.5 Million contribution towards 23 rd Street improvements	Construction and maintenance of 5,574 SF public park (CCSP Open Space 11); Interim open space improvements/easement (CCSP Open Space 10);	\$75,000 public art contribution
12	1460 Richmond Highway (American Hotel Site)	Gold	93 CAFs at Crystal Houses for 99 years	\$2.5 Million contribution towards off-site County transportation improvements in the area (S. Eads Street and 18 th Street)	\$6.15 Million contribution towards Metro Market Square and Center Park projects; Granting of public access easement for mid-block connection	\$75,000 public art contribution
13	Crystal Towers 3 (Infill)	Gold	18 CAFs at Crystal Houses for 99 years	\$500k contribution towards off-site County transportation improvements in the area (S. Eads Street and 18 th Street)	\$425k contribution towards Center Park; Public Access Easement for CC open space #18 and \$75k contribution to its improvements	\$75,000 public art contribution

Arl Cty Planning: Housing Contributions Tracker, Base density, 29 June 2023

Base (Density) Affordable Housing Requirements of the Zoning Ordinance

- Americana Hotel Site: Choice of \$2.1 Million in AHIF or 15 on-site units or 22 off-site units (if nearby), otherwise 29 off-site units
- 2250 Crystal Drive/223 23rd Street (Plaza 5): \$3.4 Million in AHIF or 25 on-site units or 37 off-site units (if nearby), otherwise 49 off-site units
- Crystal Towers 3 (Infill): \$820,000 in AHIF or 6 on-site units or 8 off-site units (if nearby), otherwise 11 off-site units
- 2000/2001 Bell Street (Plaza 1): \$3.4 Million in AHIF or 22 on-site units or 32 off-site units (if nearby), otherwise 43 off-site units
- 1900 Crystal Drive: \$4.4 Million in AHIF or 28 on-site units or 41 off-site units (if nearby), otherwise 55 off-site units
- Crystal Houses: \$1.7 Million in AHIF
- Met Park (HQ2): \$7.5 Million in AHIF
- 400 11th Street (Verizon Site): \$1.1 Million in AHIF or 8 on-site units or 11 off-site units (if nearby), otherwise 15 off-site units

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Next Steps

- Update priorities letter input to CPCC for October 3
- Convene community Livability22202 meeting (propose Monday, September 25, 7-9pm)
- Amazon has offered meeting space for up to 100 people
- Proposed Agenda
 - What is Livability22202?
 - Why are we here?
 - What impact has Livability22202 had?
 - Where do we go from here? What are our priorities?