

Livability 22202

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



ARLINGTON RIDGE



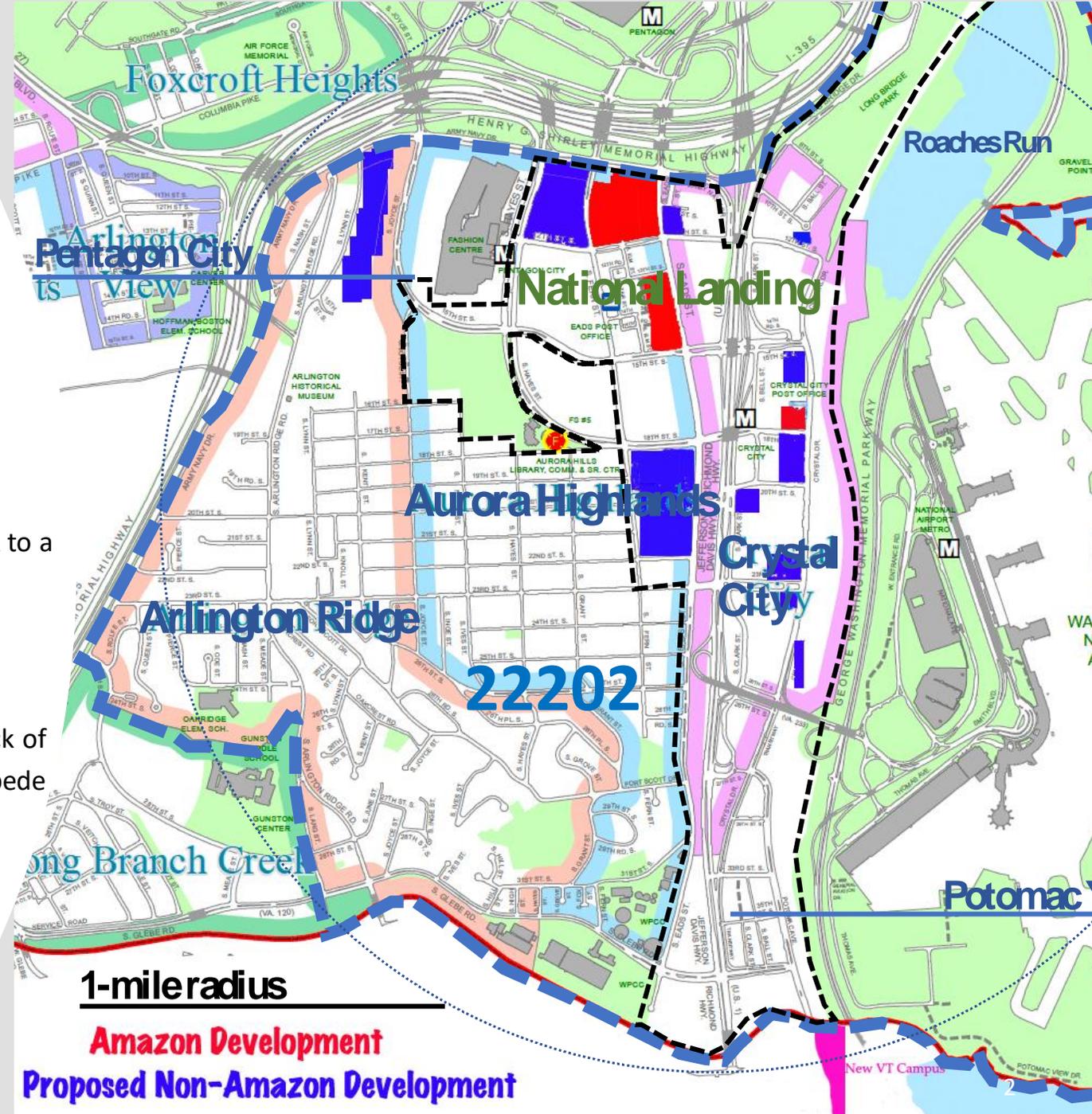
AURORA
HIGHLANDS
CIVIC ASSOCIATION



Livability 22202 Context

- Bounded by I-395, Four Mile Run and the Potomac River
- Diverse residential environment with well-established and emerging neighborhoods.
- Technology hub transitioning from federal government focused work to a more commercial mix. Hit hard by BRAC, Great Recession
- Crystal City Sector Plan (2010), Pentagon City PDSP (1976)
- Millions of sq ft of development moving into planning cycle
- Legacy of large privately owned superblocks, aging infrastructure, lack of open space, limited community facilities, and connectivity issues impede ability to foster a vibrant community and realize its full economic potential

Area / Year	Population		Projected Change %		
	2010	2020	2045	2010-2020	2020-2045
RB Corridor	47,000	59,100	78,700	26%	33%
Rt 1 Corridor	17,400	21,200	32,100	22%	51%
Columbia Pike	36,000	42,200	68,700	17%	63%
Other areas	107,300	115,800	121,700	8%	5%
Arlington Cty	207,700	238,300	301,200	15%	26%



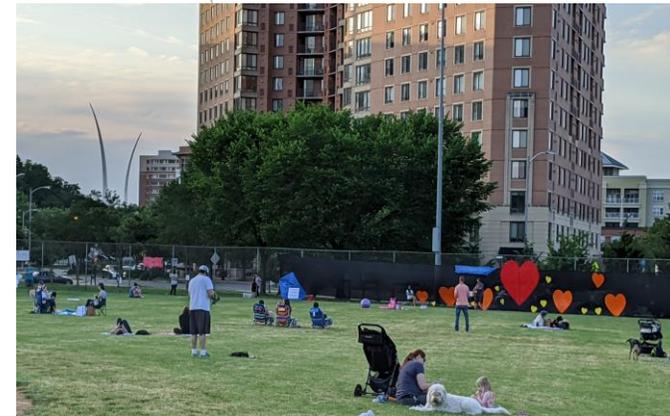
Livability Priorities from the Action Plan

- Address Housing Affordability
 - *Consider housing affordability across our entire community, bringing equitable housing security to all residents*
- Provide Essential Services Across the Community
 - *Centrally located, walkable library, community center, and elementary school spaces, Daycare, Dog Parks, & Urgent Care*
- Foster Environmental Sustainability
 - *Advance sustainable building design practices, Open Space, Community Gardens, Biophilic approaches*
- Encourage Engagement, Arts and Culture
 - *Arts and performance spaces, Design for community building, Full time senior center, Community programming*
- Extend the Multi-Modal Transportation Network
 - *Integrated pedestrian trail network, Bike Element, Short journey options, Improve Rt 1 East-West connectivity, Improved multi-modal options within & beyond 22202*



Open Space

- **Vision:** Community open space is key to achieving several livability priorities, including environmental sustainability, biophilic design, connected open space, eco-corridors, and community-building
- **Events:** Workshop 2/22/2020 and 12/2020 Report: 65 residents and experts discussed 4 topics:
 - **Connecting residents to the natural world and enhancing biodiversity throughout 22202**
 - **Re-envisioning Virginia Highlands Park as the backyard for the Pentagon City community**
 - **Developing a holistic approach to planning Crystal City Parks**
 - **Exploring the possibility for a nature trail extending from Roaches Run Waterfowl Sanctuary through the wooded parcel along the George Washington Parkway to the southern end of Crystal City**
- **Accomplishments:**
 - Integrated Pedestrian Map: design of biophilic green pathways throughout 22202
 - Design and Naming Map for better utilization of Virginia Highlands Park
 - Highlands Urban Garden (HUG): donation of produce
 - Roaches Run Clean Up Day April 17, 2021
 - AHCA Softball Field – Community Activation
- **Challenges for the future:**
 - Promote with County a network of green corridors and parks to connect residents to nature in 22202
 - Campaign for ecological infrastructure in Roaches Run with NPS
 - Lobby for a walking trail from Roaches Run to the airport overpass
 - Help design 5 new parks in Crystal City (connected to JBG site plans)
 - Promote Master Plan for Virginia Highlands Park



Housing Affordability

- Livability Workshops: Held January 25 and March 7, 2020
- Recommendations
 - Avoiding displacement
 - Developing new and diverse affordable housing
 - Developing new and diverse market rate housing
 - Building community
- Current Focus: Missing Middle Study Participation
- Challenges: Activating the recommendations

Fact Sheet - Livability22202 Housing Working Group Report

Background

Livability22202 has identified housing as a priority goal for the neighborhoods. In 2020, the housing working group wrote and released a report with detailed recommendations on addressing concerns about our neighbors' ability to find and keep their homes. These recommendations are the outcomes of two well attended workshops and feedback from 22202 residents. Find the full report at <http://livability22202.org/livability22202-housing-report-11-12-20/>.

Driving the Concerns, Identified Barriers to Housing in 22202

- The *history of exclusionary zoning* and inadequate long-range planning
- A *lack of political will* from elected and corporate leaders
- *Market forces*—the popularity of our area and development dynamics
- *Policy limitations* on developing supply
- A *lack of resources* to fill diverse housing needs
- *The need for a coalition* to make housing a priority.

Outcomes, Proposed Solutions for Public and Private Actors

Avoiding displacement:

Provide assistance for at-risk renters and owners • Encourage owners and corporate entities to provide affordable housing to a spectrum of individuals • Create state-wide policies to increase affordable rental • Broadly educate about displacement risks.

Developing new and diverse affordable housing:

Encourage partnerships between community organizations and housing developers • Increase funding for Affordable Housing Investment Fund (AHIF) • Leverage County policies, including zoning and land purchase • Increase outreach to community leaders, build connections for affordable housing.

Developing new and diverse market rate housing:

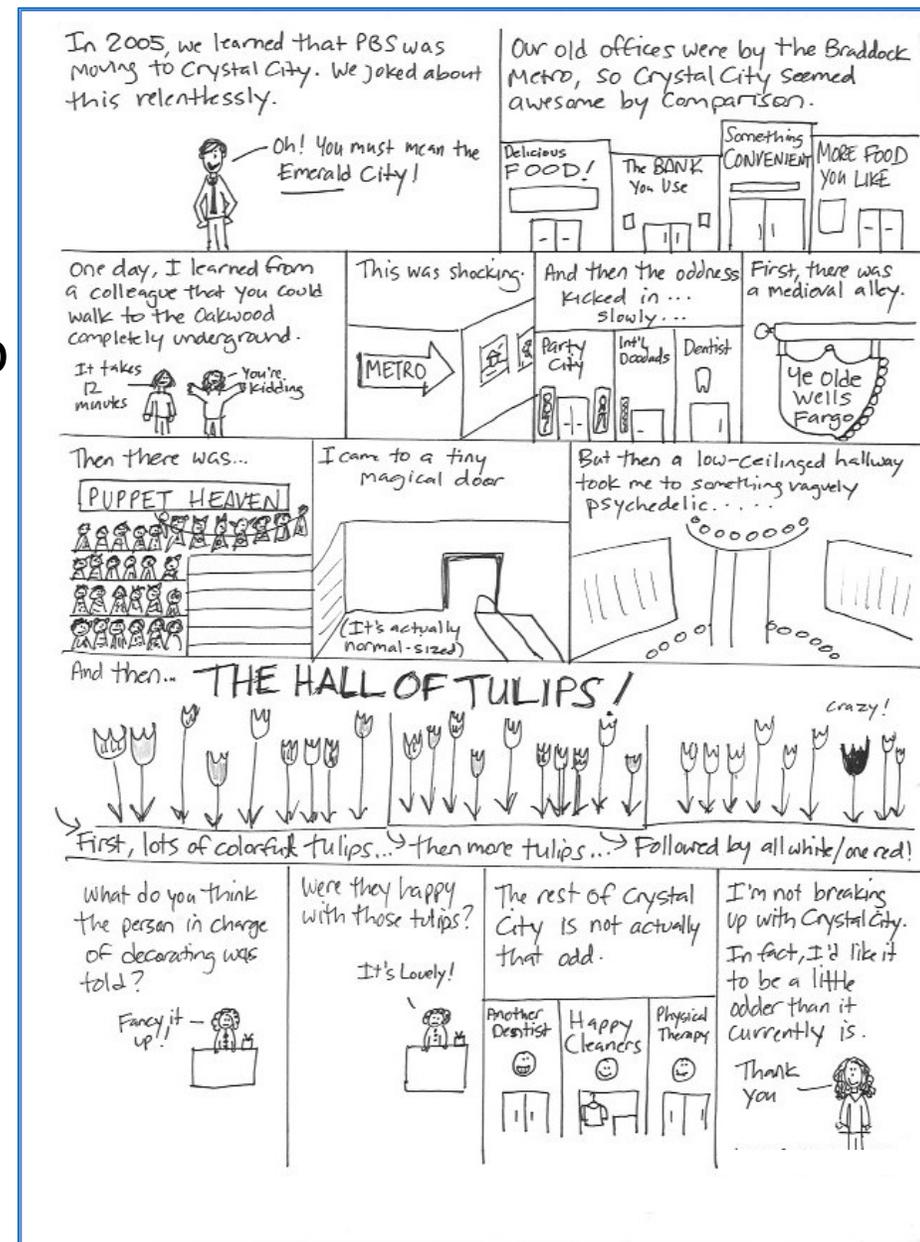
Encourage new production along existing and potential retail and transit corridors • Use zoning tools to permit more density, with design elements aligning with neighborhood character and scale • Identify areas within single-family zoning blocks that may be appropriate for multifamily housing • Develop more housing options for seniors • Identify fallow sites or parking lots which could be better used for housing • Modify parking standards that drive up the price of housing.

Building community:

Use county institutions to foster a cross-22202 planning culture across all three civic associations, using SPRCs to address more holistic thinking • Create both physical and digital spaces for community building, including a full-scope community center • Develop policies and processes to better include renters in the community, particularly barriers to information sharing with high-rise residents.

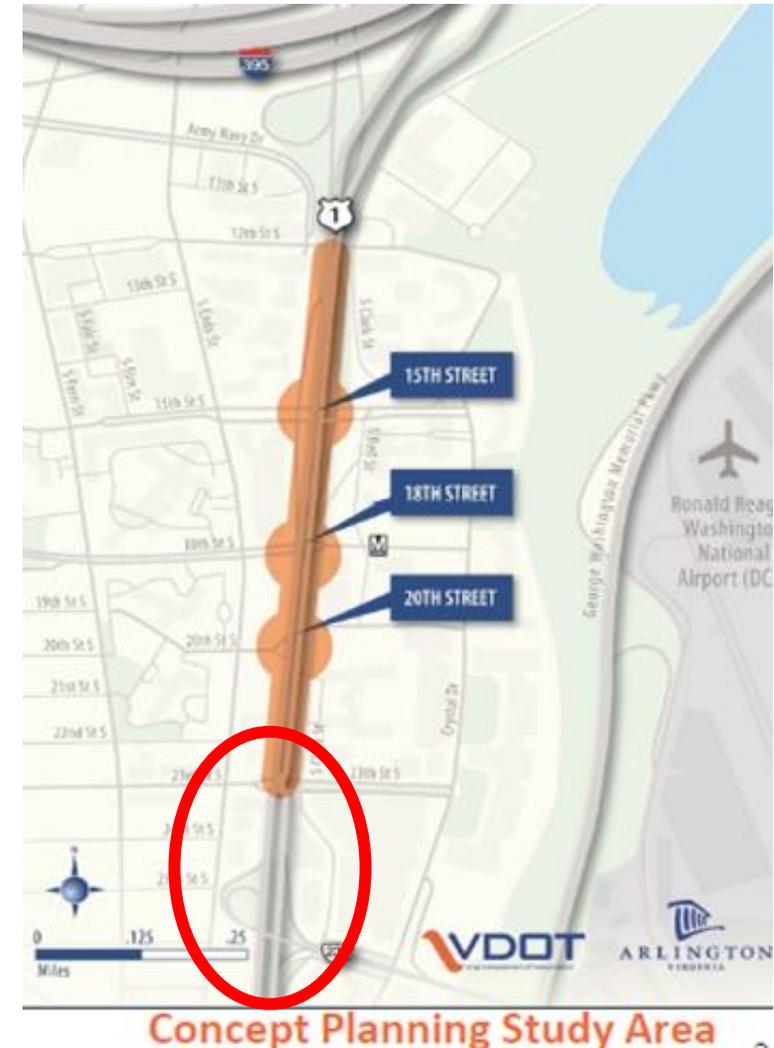
Underground

- Underground Challenge: Virtual competition to re-envision the underground
- As a result of the challenge we presented some solutions to JBG, the owner of almost all of the Underground. The idea was to create nodes of uses with a common theme.
- JBG is doing a major study of the retail and we are expecting a report shortly. Covid has had a horrid impact on the underground and we are very worried.
- We hope to get back on track for innovative solutions.



Route 1 At-grade Study

- VDOT study of lowering northern part of Rt 1 to grade – 18th and 15th
- Goals include creating an “Urban Boulevard” and uniting community
- VDOT looking at 6 or 7 lanes for Rt 1
- Concerns
 - Excludes 23rd Street and southern part of Rt 1 from study – this must be included
 - Eliminates safe E-W underpasses at 15th and 18th Streets – forcing pedestrians to cross traffic instead
 - Frees up about 4 ac for development – will this be commercial or public?
 - Significant amount of thru traffic forcing tradeoffs that affect community – VDOT has to address commuters to DC
- Community associations want safe ways to cross Rt 1



Livability22202 Connectivity Map

- Need for better connectivity was emphasized by community in Livability22202 Workshops in 2019-2020
 - Connect the neighborhoods
 - Initiate and sustain community
 - Reduce reliance on car
 - Increase pedestrian safety
 - Better connection with nature
- Connectivity among open spaces, residences, community facilities, transit nodes, and retail high streets
- Create connectivity with biophilic characteristics
 - Extend a park-like feel along the connections
 - Not always aligned with the street grid
 - Increase opportunities for engagement with nature
 - Consider ecological characteristics as well
- Pentagon City Planning Study has onboarded the connectivity concept as “Green Ribbon” approach
 - County planning staff and consultants considering how to include connectivity map in planning update
 - Biophilia walking tour conducted last week with participants from across 22202



Livability2202 Focus for the Remainder of 2021

- Route 1 Feasibility Study: Ensuring safe pedestrian and cyclist access across Route 1
- Open Space: Codify the 2202 Connectivity Map in Pentagon City and Crystal City plans, Support Crystal City parks as they move through planning and design
- Pentagon City Planning Study
 - Open Space - esp VHP, Community Facilities, School site, Connectivity
 - Housing Affordability options
 - Balancing increased density and traffic with Livability priorities
- Crystal City Height Study
- Site Plan reviews across National Landing: Amazon Pen Place and others

The Covid pandemic has reminded us of the importance of community, and the degree to which our built environment must support and enable the priorities of well-being in our daily life!

Livability 22202

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Arlington Ridge Civic Association: Arthur Fox (President), Sandi Amendola, Lauren Bailey, Maggie Gaffen, Bob Hyde

Aurora Highlands Civic Association: Scott Miles (President), Natasha Atkins, Ben D'Avanzo, Michael Dowell, Miriam Gennari, Jane Green, Kari Klaus

Crystal City Civic Association: Carol Fuller (President), Eric Cassel, Judy Freshman, Zach Komes, Barbara Selfridge

Advisory Members: Christer Ahl, Susan English, Jane Siegel, Pam Van Hine

Facilitators: Brian Harner and Leo Sarli, LAB, Inc; Jon Hensley, John Hensley Architects; Isabel Harner, Megan Mack



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