

Livability 22202

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



Livability22202
Community
Meeting
Agenda

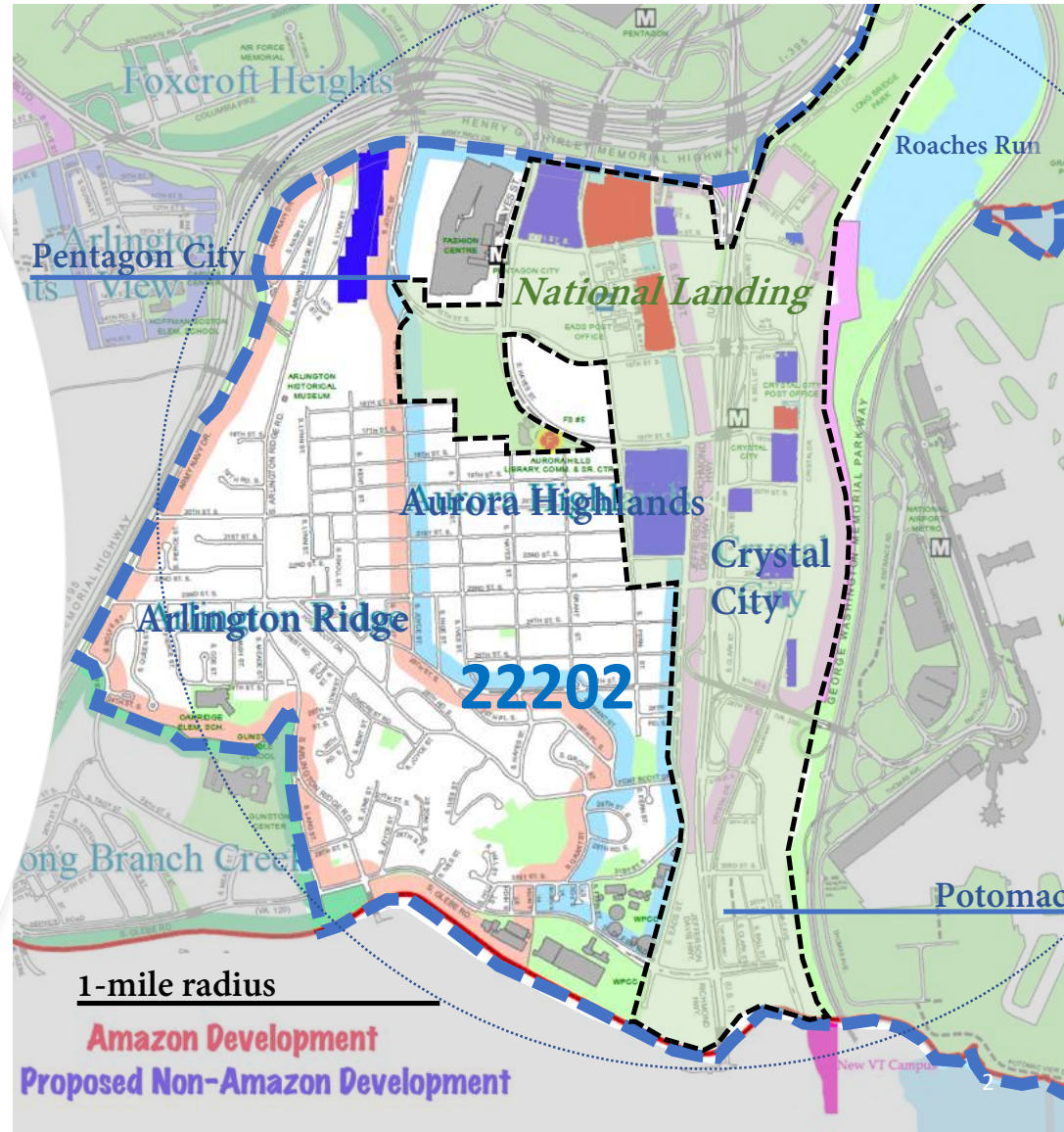
- 7:00 Livability Overview
- 7:30 Priorities Discussion
 - 7 priorities - 10 min each
- 8:40 Next steps
- 9:00 End

November, 2019

22202 Context

- Diverse residential environment with well- established and emerging neighborhoods
- Technology hub that is transitioning from federal government focused work to a more commercial mix
- Legacy of large privately owned superblocks, aging infrastructure, lack of open space, limited community facilities, and connectivity issues that impede its ability to foster a vibrant community and realize its full economic potential.
- County projects 50% increase in Route 1 Corridor population by 2045
- 8-10 million sq ft of development moving through planning cycle in the next year or so.
- National Landing covered by the Crystal City Sector Plan – 10 years old and the Pentagon City PDSP – 44 years old

Area / Year	Population		Projected 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%	



November, 2019

Livability Action Plan

- The residents of 22202 from Arlington Ridge, Aurora Highlands, and Crystal City have committed to tackling the challenges facing our area with holistic strategies based on shared livability themes to create a better, more livable city.
- Our shared area encompasses diverse populations and neighborhoods, yet we have many common needs. Designing a livable city requires a comprehensive approach to shaping the built environment to enhance the physical and social health and well-being of all inhabitants and to strengthen community.
- The Livability 22202 framework is designed to work within existing county plans and policies but aims to establish consensus-driven themes while allowing for creativity by residents, businesses, and developers.
- The Action Plan identifies specific objectives and outcomes needed to accommodate the expected growth in the area over the next decade.



November, 2019

Address Housing Affordability

- ★ Consider housing affordability across our entire community, bringing equitable housing security within reach of all residents.
- Apply existing tools to allocate adequate affordable housing funds and/or require adequate committed affordable units in all developments to allow income diversity in 22202.
- 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.



November, 2019

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.



November, 2019

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.



November, 2019

Encourage Engagement, Arts and Culture

- ★ 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.
- Develop a broader, deeper mix of programming, both public and private, and the associated venues to host the programming.
- 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.
- ★ Create spaces to host performances and art exhibits.
- Commission and install interactive and functional art to engage the public.



November, 2019

Extend the Multimodal Transportation Network

- Develop improved, inclusive multimodal transportation options within and through 22202.
- Provide short journey options beyond walking and biking range.
- ★ • Design and implement better and safer connections across Route 1.
- Implement the integrated bicycle network in accordance with the 2019 Bike Element.
- ★ • Develop an integrated pedestrian network that connects neighborhoods and major nodes of the community, such as an integrated trail from Hume School to Roaches Run, with biophilic, artistic, and historical elements.



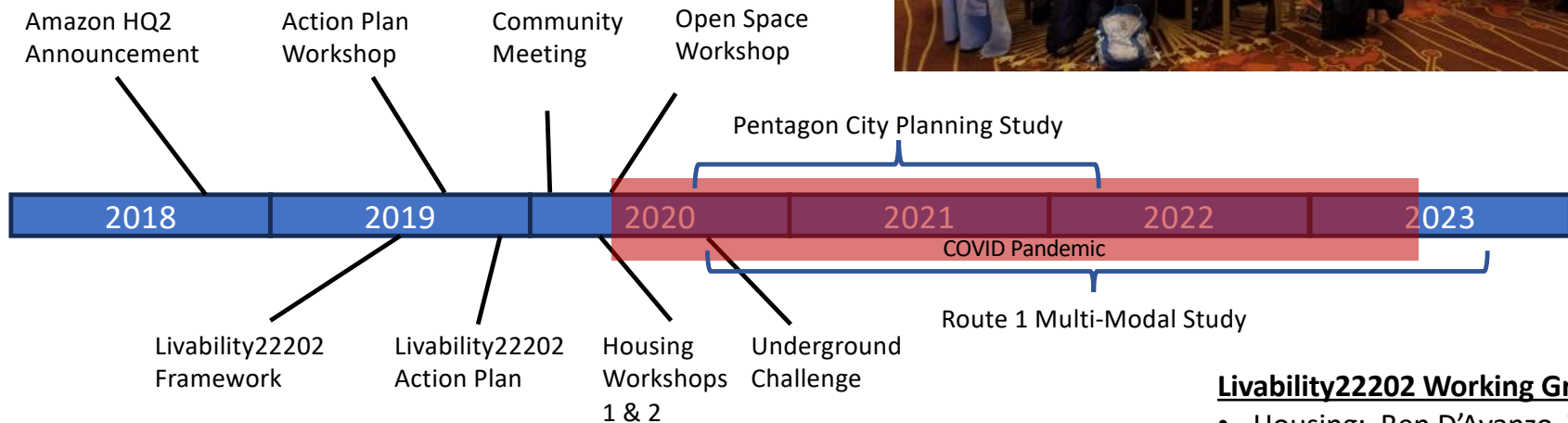
November, 2019

Going Forward, a Collaborative Approach

- Leverage Existing County Plans as Applicable.
- Conduct Studies to Understand Specific Issues and Develop Solutions.
- Develop Pilot Programs to Encourage Innovation and Experimentation.
- Commit to a Collaborative Process.
- Ensure Full Participation in Civic Decision Making.
- Monitor, Assess, and Mitigate.



Livability Key Events 2019-2023



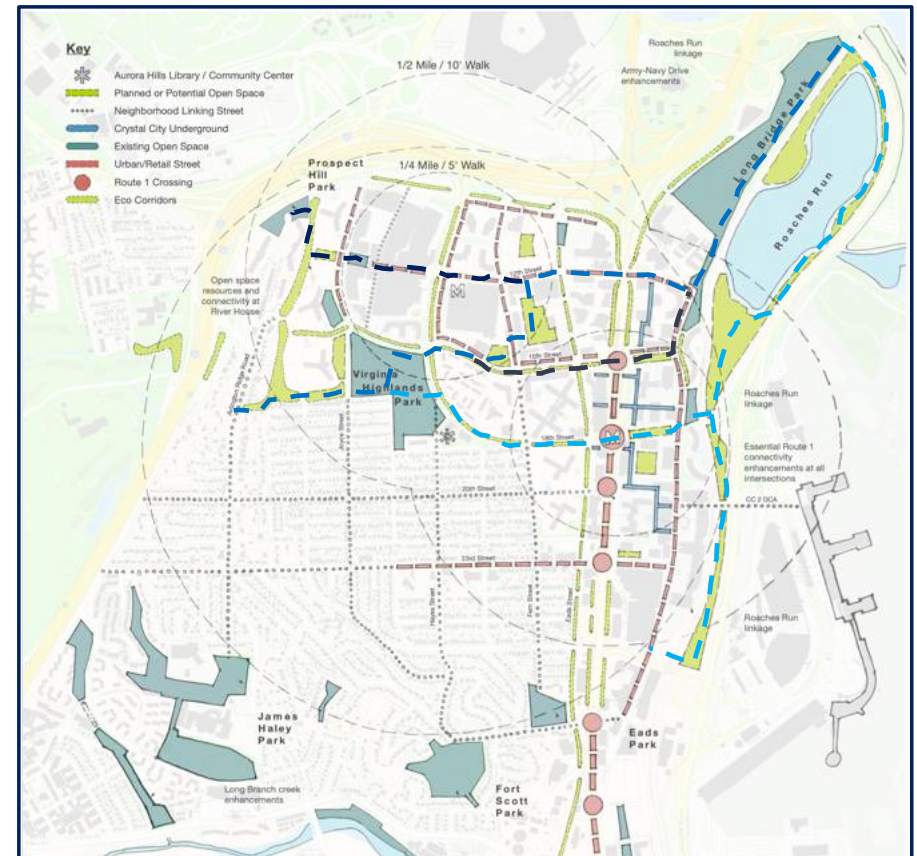
Livability Workshops have been supported by > 100 members of the community across all 3 civic associations and their inputs codified into recommendations that have been shared with the county, commissions, developers, property owners, businesses and other stakeholders

Livability22202 Working Groups

- Housing: Ben D'Avanzo, Tarsi Dunlap, Susan English
- Open Space: Carol Fuller
- Underground: Eric Cassel
- Route 1: Eric Cassel
- Schools: Kateri Garcia
- Green Ribbon (NEW): Cory Giacobbe

Community Accomplishments

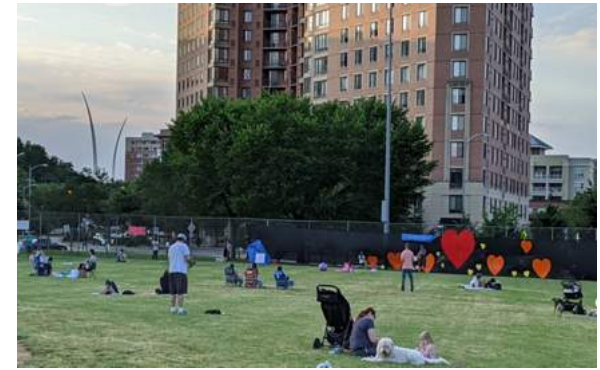
- Pentagon City Planning Study incorporated key priorities and workshop recommendations
 - Virginia Highlands Park, Green Ribbon, Community Center, Library, School
- Site Plans approved 2019-2023 and upcoming include substantial increase in affordable housing pipeline
 - Including housing for seniors, homes for purchase
- VHP Master Planning is incorporated in 2022-2032 Capital Improvement Plan
- New Daycare facilities, Community High School (planned)
- However,
 - Community facility planning has not started
 - Delivery of open space is lagging
 - Route 1 at grade study does not improve east-west connectivity
 - Underground continues to decline
 - School crowding is increasing and school planning has not progressed
 - Synetic Theater lost lease and has left Crystal City



Still Awaiting Significant Progress Toward Fullfilling Major Community Needs

Concern: No substantive progress toward delivery of some big community priorities

- Crystal and Pentagon Cities Council posed the question to the County:
 - When will the big community priorities be delivered?
- County has asked: Of the community priorities, which are most important now?
- Three Civic Associations have done a preliminary ranking into Tier 1 and Tier 2 Importance
 - Primary considerations: timing, cost, progress to date
 - Revisions made based on made based on civic association input in Sept-Oct



Livability Draft Priorities Tier 1

- **First Tier - Elementary School, Community Center, Libraries, Open Space**
 - **Community Center** - The neighborhood needs a centrally located, walkable community center that meets the needs of our current and future population. The center should retain the existing senior programs and community room and include additional features to be identified in community workshops. These may include art gallery and studios, dance studios, performance places for theater, dance, comedy of various sizes and flexibility; places for hands-on workshops and lectures; game rooms; and flexible community meeting spaces of all sizes.
 - **Libraries** – The existing Aurora Hills library is a dated facility. A larger centrally located, walkable library is needed in addition to a smaller, separate branch in Crystal City.
 - **Elementary School** - 22202 needs a new centrally located, walkable elementary school to alleviate overcrowding at Oakridge. Siting of the new school will be critical and should not adversely impact open space.
 - **Planning, Design and Delivery of Open Space:** Throughout 22202, the community needs more green open space and less hardscape, preserving and increasing tree canopy. However, delivery of planned parks is lagging site delivery, particularly in Crystal City. Complete the park planning in Crystal City and Virginia Highlands Park, ensuring community needs are assessed and met, and build them.

Note: The addition of new county facilities should not decrease the net amount of open space.

Livability Draft Priorities Tier 2

- Second Tier:
 - Green Ribbon (pedestrian and bike network): Provide continuous biophilic connected routes throughout 22202 and beyond, particularly to increase porosity through the superblocks– and that are green, supporting the local functioning ecosystem! Develop more detailed design guidelines for the green ribbon that support this vision across the community.
 - Route 1 - The community continues to strongly disagree with the current plan to bring Route 1 to grade and considers it critical that the alternative options of the pedestrian underpass or the Barnes Dance be incorporated into the design. The TDM (traffic demand management) for Route 1 and other projects should be integrated into an overall 22202-wide master TDM plan.
 - A comprehensive community-wide transportation and plan is required across development projects and neighboring communities and counties, that considers traffic calming and other tools to ensure multi-modal transit and safety across 22202.
 - Revitalize The Underground – Both as a commuter route as well as new uses for the empty retail spaces.

Note: Housing – Because of our extraordinary successes in delivering additional affordable housing units of all kinds the last few years, the community would like to shift focus to other priorities to ensure that the infrastructure is delivered for current and future residents. The community has an ongoing interest in helping existing and future residents to remain in the neighborhood.



Next Steps

- Tonight: Livability22202 Community Meeting 26 October 2023
 - Ranking and Comments
- November: Civic Association Discussions
 - Provide feedback to your CA presidents by November 17"
- December: Priorities updated to CPCC in December meeting
 - Input forwarded to county
- 2024: Follow up Workshops
 - Topics under consideration
 - Contact your CA president with interests, ideas

Thank you for supporting your community!