

Livability 22202

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



ARLINGTON RIDGE



AURORA
HIGHLANDS
CIVIC ASSOCIATION



CRYSTAL CITY
CIVIC ASSOCIATION

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Livability2202 Priorities

- Address Housing Affordability
- Foster Environmental Sustainability
- Extend the Multimodal Transportation Network
- Provide Essential Services to the Community
- Encourage Engagement, Arts and Culture





Open Space Report Recommendations

- Improve hostile pedestrian environments and develop walking/biking loops throughout 22202
- Promote connectivity of open spaces from Arlington Ridge to Crystal City and Long Bridge Park
- Connect Crystal City to the natural areas of Roaches Run on the east side of the railroad right-of-way
- Identify goals for natural systems: reduce heat island effects, mitigate stormwater impacts, provide wildlife habitat, incorporate solar energy
- Increase shade trees, plant natives, and use plantings to provide seasonal color and interest year-round

Open Space Report available at Livability22202.org

The Rough Drafts

- Consolidating map mark-ups from multiple workshops
- Combining workshop recommendations
- Walking the prospective routes
- Thinking through biophilic characteristics
- Reviewing multiple drafts
- Result is a community generated connectivity map

What distinguishes a biophilic walking path from a standard sidewalk streetscape? There is no standard, nor it is in the biophilic ethos to prescribe one because these must be attentive to the specific local environment. For the 22202 community, we might consider the following characteristics:

1. Provides physical, visual and acoustic separation from the road and built environment - one should hear birdsong on a biophilic walking path
2. Achieves connectivity among open spaces
3. Dispenses with rectilinear and uniform spacing characteristics – paths meander and trees are irregularly spaced to provide a more natural aesthetic
4. Consists of native trees and plantings, with county arborist support to ensure long, healthy life span
5. Supports native wildlife, including butterflies, bees, birds and other animals.
6. Highlights seasonality in the design and selection of the trail elements.
7. Promotes accessibility
8. Provides a common design characteristic that ties the network together

Sample Distances

- Hume School to Long Bridge Park: 1.3 mi
- VHP to Crystal Dr via 18th St: 0.75 mi
- Restaurant Row to 12th St and Fern: 0.75 mi

Integrated Walking Path Network DRAFT

Walking path linking Hume Lynn St and Army-Navy Drive through wooded hillside, West Riverhouse property

Walking path linking Hume School and VHP through Riverhouse property

Walking path linking Hume Lynn St and Army-Navy Drive through wooded hillside, West Riverhouse property

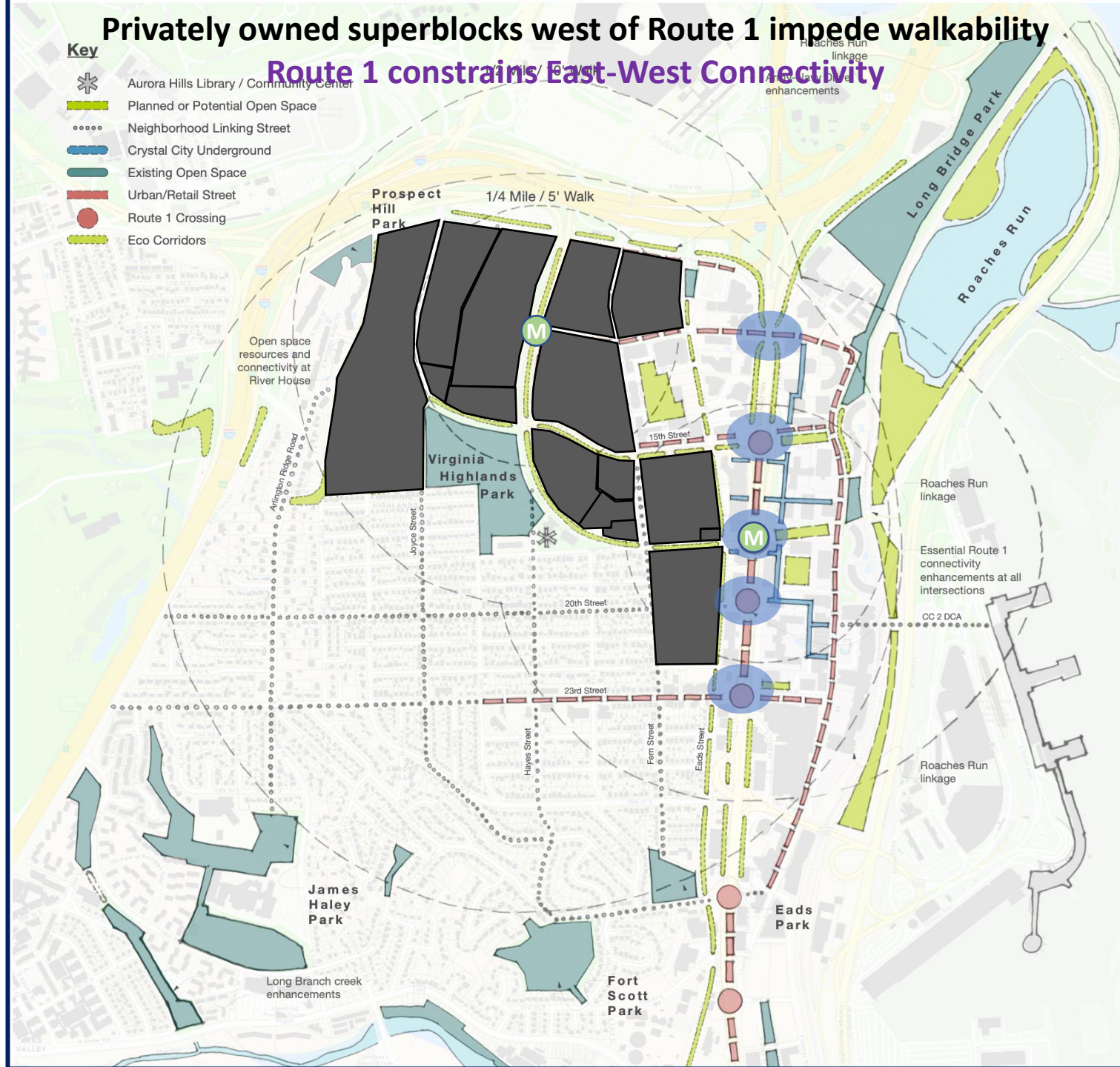
Walking path linking Hume School and VHP through Riverhouse property

Walking path linking Hume Lynn St and Army-Navy Drive through wooded hillside, West Riverhouse property



Connectivity Challenges and Opportunities

- Challenges:
 - Privately owned superblocks impede
 - Walkability
 - Access to public infrastructure such as Pentagon City Metro
 - East-West Access across Route 1
- Opportunities
 - Existing county owned open spaces and existing trails network among them provide the critical nodes
 - Improving access to open spaces and providing park-like connectivity among them will enhance the open spaces and the pedestrian experience
 - County expertise in forestry, ecological sustainability and growing expertise in biophilia are key to achieving high-quality connectivity beyond the formal county park boundaries



Livability2202 Connectivity Map

- Need for better connectivity was emphasized by community in Livability2202 Workshops in 2019-2020
 - Connect the neighborhoods
 - Initiate and sustain community
 - Reduce reliance on car
 - Increase pedestrian safety
 - Connect 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



Key Engagements in 2021

- Pentagon City PDSP Update
 - Guidelines for achieving connectivity
 - Identification of critical routes – metro access, parks
 - Increase open space, improve access to existing open space
 - Codify expectations on privately owned open spaces, connectivity through privately owned sites and alignment with county open spaces
- SPRCs
 - Amazon on Pen Place site, RiverHouse: Opportunity to demonstrate implementation of guidelines
 - Crystal City Parks
- Route 1 Feasibility Study
 - Improving East-West access for pedestrians and bicyclists across Route 1
 - Extension of biophilic and eco-corridors across Route 1



Great Public Spaces and Streets are most important to the future district.

- Character and extent of additions to **open space network**
- Locations for **road re-alignments** and **multi-modal infrastructure**
- Extent of change to mall site and **east-west travel to Metro**

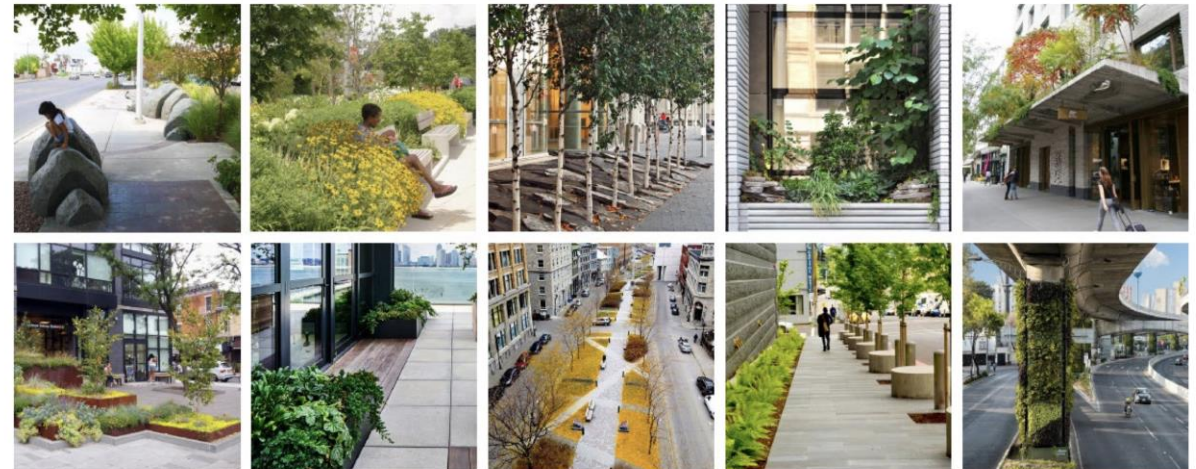


Pentagon City Phased Development Plan Update 15 Feb 2021 Workshop

Green Ribbons

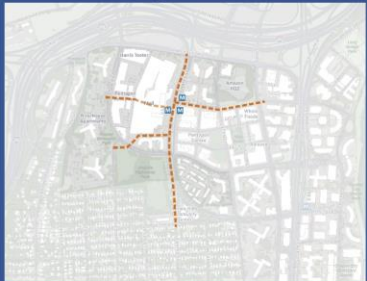
BIOPHILIC DESIGN PRINCIPLES Nature in the Space

Visual connection with nature. Non-visual connection with nature. Non-rhythmic stimuli. Thermal + airflow variability. Presence of water. Dynamic + Diffuse light. Connection with natural systems.

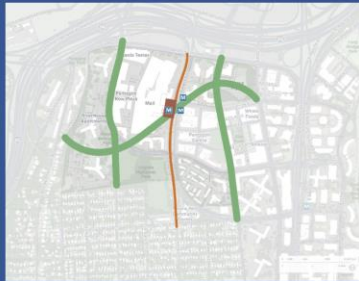


*can supplement any of the scenarios

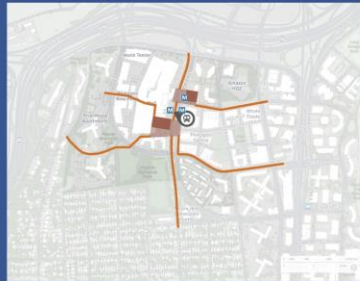
Current Transportation Patterns



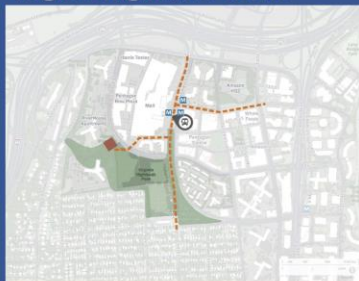
Green Ribbons



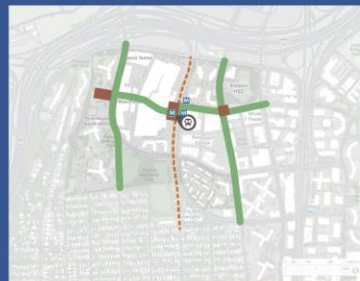
New Square at the Center



Virginia Highlands Grows



12th Street Axis



- Improved Pedestrian connection
- New/Rebuilt Pedestrian connection
- New Promenade
- Public Green Space
- Signature Plaza
- Plaza extension
- Ⓜ Potential Bus Station
- Ⓜ Metro Station

Discussion

- How can we extend a park-like feel between the open spaces?
- How can we better address the spaces between the SPRC site boundaries?
- How can we address connectivity and continuity through large privately owned superblocks?
- How can we move toward implementable biophilia guidelines?
- How can we assure connectivity and safe crossing of Route 1 east-west?

Livability is a collaborative effort among residents, developers, county staff and commissions