

Livability 22202

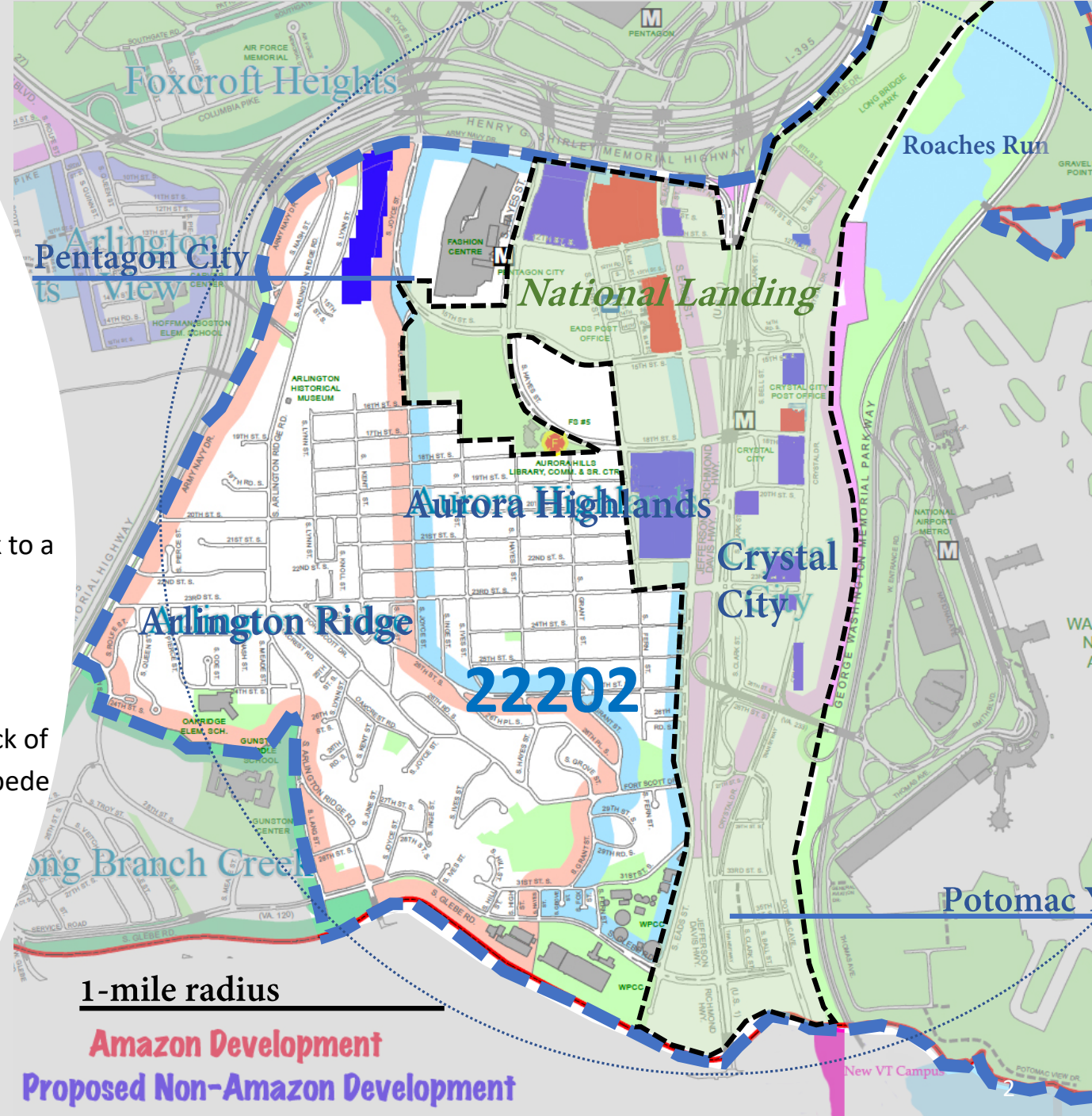
Developing better, more livable neighborhoods in and around Pentagon City and Crystal City.



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 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.



Livability Priorities

- 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*



Going Forward, a Collaborative Approach

- Initiate a sustained collaboration with other community stakeholders, including property developers, owners, county staff, and commission members, each of whom is invested in the success of our community
- Leverage Existing County Plans as Applicable
- Conduct Studies to Understand Specific Issues and Develop Solutions
 - Capacity / Multi-Modal Transportation Studies
- Develop Pilot Programs to Encourage Innovation and Experimentation
- Commit to a Collaborative Process
- Ensure Full Participation in Civic Decision Making
- Monitor, Assess, and Mitigate



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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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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 homes 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



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



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

