



# LIVABILITY22202

An Action Plan

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# Livability22202 - An Action Plan

## Executive Summary

In late 2018, Amazon announced they had selected the Pentagon City and Crystal City area for their new headquarters, with the intent of bringing approximately 25,000 jobs to the area over ten years. Accordingly, this section of Arlington County is now poised for extensive redevelopment. Although the scale of development presents many challenges, residents from the Arlington Ridge, Aurora Highlands, and Crystal City neighborhoods that comprise this area view this as a unique opportunity to work with the County, community and business organizations, landowners, and developers to plan a better, more livable community.

Throughout 2019, the Arlington Ridge, Aurora Highlands, and Crystal City Civic Associations have worked together to develop a Livability Framework. The purpose of this framework is to develop shared values and goals that will achieve a better, more livable neighborhood. Through a series of workshops that brought together residents with diverse backgrounds and extensive knowledge of their communities and county processes, we examined the many essential elements of such a community and refined these goals into an Action Plan with specific objectives and outcomes we believe are needed to accommodate the expected growth in the area over the next decade. The result of these efforts is presented in this plan. Key priorities are summarized below.

### ***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.

### ***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.

### **Going Forward, a Collaborative Approach**

The concepts discussed in this plan are the output of the community’s residents. Each of the initial ideas provided here can be improved with the thoughtful and creative input of other stakeholders. This plan is provided to 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. Successful implementation of the Livability Action Plan will require additional studies to address unknowns, a willingness to try out new ideas – and occasionally to fail – and the ability to monitor and measure our progress. Elements of this collaborative approach are proposed below.

- 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.

We look forward to a sustained, productive collaboration to create a highly livable community.

# Livability22202 - An Action Plan

## Introduction

In late 2018, Amazon announced they had selected the Pentagon City and Crystal City area for their new headquarters, with the intent of bringing approximately 25,000 jobs to the area over ten years. Accordingly, this section of Arlington County is now poised for extensive redevelopment. Although the scale of development presents many challenges, residents from the Arlington Ridge, Aurora Highlands, and Crystal City neighborhoods that comprise this area view this as a unique opportunity to work with the County, community and business organizations, landowners, and developers to plan a better, more livable community.

A livable community encompasses many different visions, generally focused around ideals of a safe, inclusive, and affordable community with convenient access to home, work, business, and play. At its core, the American Institute of Architects says “a livable community recognizes its own unique identity and places a high value on the planning processes that help manage growth and change to maintain and enhance its community character.”<sup>1</sup> This requires a comprehensive approach to shaping the built environment and sustaining the natural environment.

Throughout 2019, the Arlington Ridge, Aurora Highlands, and Crystal City Civic Associations have worked together to develop a Livability Framework, provided in Appendix B. The purpose of this framework is to develop shared values and goals that will achieve a more livable neighborhood. Through a series of workshops bringing together residents with diverse backgrounds and extensive knowledge of their communities and county processes, we examined the many essential elements of such a community and refined these goals into an Action Plan with specific objectives and outcomes we believe are needed to accommodate the expected growth in the area over the next decade. The result of these efforts is presented in this plan.

## Plan Context

The 22202-zip code encompasses most of South Arlington east of I-395: Crystal City, Pentagon City, North Potomac Yard, and the residential areas surrounding them. Despite its relatively small size, the area has a diverse set of natural features including Arlington Ridge, Four Mile Run, Roaches Run and the Potomac River.

The close proximity to DC, excellent regional transportation options, and diversity of neighborhoods made this area a hidden Arlington treasure. Its quaint and beloved neighborhoods of tree-lined streets and primarily single-family homes gave rise to the urban areas of Pentagon City and Crystal City that companies like Amazon, Boeing, Lidl, March of Dimes, and PBS have chosen to call home. However, with a residential grid from the early

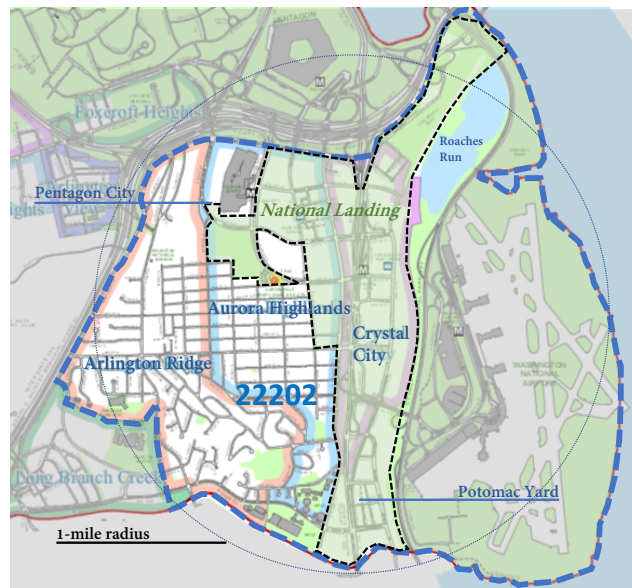


Figure 1. The Arlington Ridge, Aurora Highlands and Crystal City Civic Associations comprise the 22202 area.

1900’s and urban centers planned in the 1960s and ‘70s, the area still grapples with the 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.



Figure 2. Residents live in single family residences, townhouses, condominiums and apartments across the area.

Even before Amazon’s announcement, Arlington’s population was projected to grow by 26% over the next 25 years, to 301,000<sup>2</sup>. However, that growth will be concentrated in the Route 1 corridor and the adjacent Columbia Pike corridor, with expected population increases of 51%, and 63% respectively. Similarly, over the same time period, almost half of the new jobs in Arlington County will be created in the Route 1 corridor. Thus, the imperative to thoughtfully plan for development of our neighborhoods has become more urgent.

Table 1. Arlington County Population Forecast 2010-2045

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

Source: Arlington County Profile 2019

“National Landing” has been proposed as a unified name for most of the Route 1 Corridor portion of the 22202 area, including Pentagon City, Crystal City and Arlington portion of Potomac Yards. However, the area lacks a unifying plan to guide the expected development. While Crystal City has a Sector Plan<sup>3</sup> adopted in 2010, Pentagon City, which will host most of the Amazon build-out, has only an oft-amended Phased Development Site Plan<sup>4</sup> (PDSP) originating in 1976 that has mostly exhausted its available density. Absent an up-to-date area-wide plan, there is little guidance to ensure the area develops in ways that maintain and improve livability. Individual site plans cannot be properly evaluated in the context of overall community needs and long-term objectives: although an individual site may comply with applicable requirements, there is no process or funding mechanisms to address the needs among and between sites. This issue is a major community concern and presents a challenge that stakeholders will need to address.

**The Action Plan**

The Action Plan provides community perspective and specific actions to maintain and improve livability in our neighborhoods. The Plan is designed to work within existing county plans and policies, providing a foundation for community engagement in county planning processes. It identifies near-term improvements that can be implemented immediately, establishes a coherent

basis for community input on site plans, and provides vital “user input” for medium- to long-term planning. The Livability workshops explored livability through four themes: Essential Services; Environmental Sustainability; Community Engagement, Arts and Culture; and Multimodal Transportation. In breakout sessions, smaller groups identified issues and relevant facts, articulated needs and goals, and developed concepts for each theme. Issues for which County plans provide guidance were identified, as were topics for which additional data and study is needed. Specific issues, needs and concepts are summarized in Appendix A. In later discussions, the community began to frame the housing affordability issue and its manifestations in our area as a fifth livability theme. As the discussions progressed, the importance of integrated planning and building community became a critical focus. These workshops and discussions coalesced into a set of unified actions, described below.

**Address Housing Affordability** - Affordability of all kinds, especially housing, is an essential element of a livable community. In our neighborhoods, housing affordability impacts a broad section of our community. Many people who work in our area, including service workers and public servants like our police and firefighters at Fire Station 5, are integral contributors to the neighborhood but cannot afford to live here. Young people in our community, who move here for the proximity to the many amenities our area offers, may find themselves able to afford to rent but unable to buy. Ultimately, as young people form families, they must make a decision: to continue renting in a neighborhood in which they’ve established close community relationships or to move to a more affordable area and start over. Many reluctantly choose to leave, a rational choice but one that is wrenching both for the family and across the community. In both cases, the area cannot provide homes for the very people who are vital to sustaining community over the long term.

The large percentage of rental housing in 22202 and relatively low number of Committed Affordable Units means the impact of rising housing costs falls particularly heavily on area residents. Indeed, with the Amazon announcement, residential rents began increasing significantly – our community immediately heard from friends and neighbors about across-the-board leasing hikes, shorter lease terms, and costly maintenance upgrades in the high-density residences. Likewise, older residents on fixed incomes,

***“Rental units account for 89% of housing units in the Route 1 Corridor” - Arlington County Profile 2019***



*Figure 3. Addressing housing affordability issues is essential if everyone in our community is to thrive, both young and old.*

who wish to age in place in our community, are sensitive to rent increases, or, if they are property owners, property tax increases. The high cost of housing, whether rents, property taxes, or mortgage payments, means that less of a family’s monthly income is available for childcare, medical care, and basic goods and services, most of which are more costly in our area than in the outlying regions of the metro area. Housing costs are felt most keenly by lower-income workers, immigrants, and other disadvantaged socio-economic groups – these residents are most likely to be displaced outright by new development.

Much more work is needed to ensure that meaningful measures are taken to address rising housing costs and the shortage of affordable housing stock in the 22202 area and across the region. While we recognize that housing affordability is a complex socio-economic issue that cannot

be solved within the confines of 22202 or the Livability22202 initiative, local action is an essential part of a regional approach.

An integrated approach to livability in our neighborhoods must focus on the priorities below:

- Consider housing affordability across our entire community, bringing equitable housing security within reach for 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.

***Provide Essential Services Across the Community*** – Creating a livable community starts with ensuring that planning objectives actively seek to foster a sense of community, including the provisioning of essential services across the neighborhoods. Our community is a set of distinct neighborhoods, and our livability plan seeks to sustain the unique character and evolution of these neighborhoods.

Amenities and essential services should match the scale of the neighborhoods they serve. Community facilities such as libraries, elementary schools, and community centers, as well as diverse recreational opportunities, should be located within walkable distance to most residents. A livable urban community of this population density needs convenient essential medical services such as a hospital-affiliated urgent care clinic. Residents in the 22202-area typically have longer drive times to the nearest hospital than residents in other Arlington County zip codes. Child daycare is a notable opportunity to build community. Young families first meet other families with whom they will form lifetime connections as their children grow and progress through school together. Yet child daycare is currently in short supply in the 22202 area, with waiting lists that exceed a year (a child must often be placed on a waiting list before conception). New daycare facilities should be located near new residential developments, should offer extended and weekend hours, affordable pricing and be open to all residents. These essential services, provisioned thoughtfully with attention to neighborhood needs, provide opportunities for a community to crystalize, sustain itself, and grow.

Retail and public spaces also provide essential services that should be provisioned with attention to community building. The character, not just the convenience, of retail is also important. Small, independent retail shops build relationships among shop employees and residents. This in turn strengthens community. Restaurant Row on 23<sup>rd</sup> St highlights the sustained benefit of this approach and the challenges to successfully starting and sustaining a small business. To further embed local retail in our community, developers should be encouraged to provide move-in ready right-sized retail space in locations convenient to the neighborhoods they will serve.



*Figure 4. Independent retail operated by local residents are cornerstones to building and sustaining a vibrant community.*



*Figure 5. Dogs and people both benefit from social interaction. Our large dog population necessitates purpose-built dog facilities.*

The 22202-area has long been underserved for open space and community facilities; the coming increase in population will exacerbate this problem. The community needs a public park that acts as a central space for socializing and holding community events, a need that is more critical as our apartment-intensive community increasingly uses public spaces for former “backyard” activities such as barbeques and birthday parties. The Aurora Hills community center building is centrally located but, with only one small room and one medium sized room, has insufficient space and services

to meet the need for community activities and meetings as the area population grows. Dog parks provide places for dogs to exercise and people to socialize, but there is no public dog park in the area to provide this sort of community building. In fact, the dearth of dedicated dog facilities means that public and private open spaces become de facto dog parks, creating competition for the limited open spaces. Thoughtful planning and placement of essential services can reduce the friction of daily life and foster stronger sense of community. Priorities for essential services that encourage community-building include:

- 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** – A commitment to livability means a focus on factors that promote ecological sustainability and human health and well-being. The 22202-area built environment largely predates current imperatives for energy efficiency and minimal carbon emissions. Not surprisingly, NOAA heat maps show that Crystal City and Pentagon City have the greatest heat islands in Arlington.<sup>5</sup> Heat islands refer to built-up areas that have higher ambient temperatures than adjacent areas. Forward-looking building design and urban planning can mitigate the factors that drive heat islands, as well as address air quality, water use, stormwater impacts, and biodiversity. Essential elements include a healthy tree canopy to improve air quality, lower temperature, and provide resources for wildlife. Natural open space, pervious paving materials, and green roofs mitigate stormwater impacts such as flooding and discharge of pollution into our waterways. Despite awareness of these approaches, sustainability has experienced setbacks in the 22202 area, with residential infill razing mature canopy and commercial buildings being rewarded for environmental ratings like LEED Silver that are now considered standard in the industry. With the 22202-area poised to have 8-10 million square feet of development move into the planning process in the next year, it is imperative that this imminent new construction be held to the high standards needed to meet Arlington County’s carbon neutral goals articulated in the Community Energy Plan. This will require an integrated approach to the 22202-area planning as well as site specific targets.





Figure 6. Crystal City seen from Roaches Run Waterfowl Sanctuary. Currently there is no walking trail between the two areas.

Sustainability also has an integrative dimension: human health and well-being improve when the natural and built environments are considered together and integrated thoughtfully. The well-bounded, compact 22202-area hosts a surprising diversity of built and natural environments, encompassing natural features such as Arlington Ridge, Four Mile Run, Roaches Run and the Potomac River and a built environment that spans single family neighborhoods, townhouses and residential towers, commercial business and retail, and an emerging urban core. Needs and

opportunities abound: the area needs easy walking connections to nearby natural spaces such as Roaches Run Waterfowl Sanctuary, Gravelly Point, and the Potomac. Integrating these areas into the community should be an objective of area planning. Biophilic elements designed into bike and pedestrian paths will make travel more pleasant and serve as urban wildlife corridors between larger natural areas. Within the built environment, the sponsorship of new community gardens in the Pentagon City and Crystal City neighborhoods should be pursued. These and other sustainability concepts provide benefits for biodiversity, human health, and community-building.

Key priorities for achieving environmental sustainability include:

- 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** – At its core, a livable community must do more than just respond to a punch list of facilities and services; these must be planned and implemented in a manner that creates and sustains community and supports the arts and culture. Building and sustaining community in 22202 has some unique challenges. High-density residential buildings often restrict access and offer exclusive amenities to residents, which while providing market appeal, reduce the incentives to form relationships across the larger community. The area has a large population of seniors aging in place both in single family homes and in apartment buildings, but the spaces and services for seniors don't adequately address social engagement in this community. The one small senior center is a shared space and staffed only part-time. Moreover, the area lacks community spaces for meetings and classes. Community-building depends on activities as well as on adequate infrastructure. Parks are heavily oriented toward sports rather than social gathering. Addressing these gaps will require rethinking the gated community model and providing community

spaces and selective programming to encourage the organic creation of community and to sustain existing relationships as residents move through their lives.



Figure 7. The Hume School, dating to 1891, home to the Arlington County Historical Society.

Currently the 22202 area lacks arts and cultural opportunities across the spectrum. Area needs include facilities and programming to support community-focused arts education, a home for the arts community, a stronger connection to our rich local history, formal theater and performance venues, and a more vibrant, arts and music-driven nightlife. The local award-winning Synetic Theater, the Hume School Museum and past temporary exhibits like Artomatic have garnered strong community and region-wide support. However, the facilities needed to support the arts fit uneasily into the profit-driven and tax-revenue calculations that have historically driven development decisions in our area. Nevertheless, a supportive environment for arts and culture provides spillover benefits for the local economy as residents and visitors frequent restaurants and retail adjacent to the arts and culture offerings.

Key priorities for improving community engagement, arts and culture include:

- 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** – A good multimodal transportation system is essential to sustaining a livable community. The 22202-area is bounded by mix of natural features like Arlington Ridge, Four Mile Run, and the Potomac River, as well as built infrastructure like I-395, Route 1, and the GW Parkway. Massive superblocks from the 1960s pose significant barriers to movement within the community and to surrounding areas. Extending the multi-modal transportation network necessitates working within the natural and built environments and removing these barriers.



Figure 8. Private superblocks create barriers to walkability.

Metrorail, various bus systems, and VRE connect the 22202 community with D.C. and with other parts of northern Virginia, but improvements are especially needed to increase capacity and

also to integrate different areas within the community. These include better bike, pedestrian, and other car-free connections across Route 1, between Pentagon Row and the rest of Pentagon City, to Long Bridge Park, from the further reaches of the community into the urban core, through the Crystal City Underground, and from the National Landing area to the planned Virginia Tech campus in Alexandria.



*Figure 9. Pedestrians hurry across Route 1 at 23<sup>rd</sup> Street. A six-lane width roadway and a short walk signal can leave walkers either stranded on the unprotected median island or contending with impatient drivers.*

Getting people out of cars and onto safe sidewalks and bike lanes has positive implications for public health and for building community. Concomitant with a better bicycle and pedestrian network is improved wayfinding, which is woefully inadequate today. For short journeys beyond walking and biking range, we suggest pilot programs to evaluate, for example, Light Electric Vehicles, which would be shared, or electric circulator vehicles, which would have a dedicated driver. Improved physical integration will lead to social integration, as people from different neighborhoods or with limited mobility would find it easier to frequent the same areas. Key transportation priorities include:

- 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.

### **Going Forward, a Collaborative Approach**

The concepts discussed in this plan are the output of the community’s residents. Each of the initial ideas provided here can be improved with thoughtful and creative input of other stakeholders. This plan is provided to 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. Successful implementation of the Livability Action Plan will require additional studies to address unknowns, a willingness to try out new ideas – and occasionally to fail – and the ability to monitor and measure our progress. We propose that the stakeholders commit to a collaborative process, to establish a forum where ideas are shared, discussed, and jointly refined. Elements of this collaborative approach are proposed below. We look forward to a sustained, productive collaboration to create a highly livable community.

***Leverage Existing County Plans as Applicable*** – Arlington County commissions invest considerable time in developing plans to ensure alignment with the County Mission and policies. These plans, particularly those issued recently, provide valuable guidance. In some situations, we may find that the constraints of the as-built environment make adherence to county plans impractical. In such

situations we expect to engage directly with subject matter experts to creatively address issues. Key plans include:

- The Crystal City Sector Plan
- Public Spaces Master Plan<sup>6</sup>
- Community Energy Plan<sup>7</sup>
- Master Transportation Plan<sup>8</sup>
- Affordable Housing Master Plan<sup>9</sup>

**Conduct Studies to Understand Specific Issues and Develop Solutions** – In our workshops, participants noted areas for which data and analysis products are not available, current, or both. Although we need to move quickly and implement solutions, there are some issues for which additional study is needed to ensure that the solutions will be successful. With a rich community of technical and urban planning expertise in our area, including the arrival of the Virginia Tech campus in Alexandria, there are exciting opportunities to look at old problems with new innovative analytical approaches. We should fully leverage this unique skill set. Priorities for studies include:

- Multimodal transportation
- Ensuring housing affordability and equitability
- Future Use for the Crystal City Underground
- Demographic studies – current and projections
- East-West connectivity across Route 1
- Second Pentagon City Metro Entrance at 15th and Hayes Streets
- Community, library and school facilities and potential multi-use
- Connected open space and eco-corridors
- Environmental study for heat islands, air quality, noise, and other criteria

**Develop Pilot Programs to Encourage Innovation and Experimentation** – Newly available technologies are leading to innovative concepts in mobility, housing, retail services, and sustainability that may address livability challenges in our area. We encourage the county and major stakeholders to partner with innovative organizations to explore potential solutions. Pilot programs, properly designed and executed, improve the state of knowledge, and provide the data needed to take the next steps. Pilot programs necessitate a change in mindset by all stakeholders from bureaucratic to innovative, but for certain issues in our community, the risk of inaction and slow-to-action now outweighs the risks of moving too fast. Potential pilot programs include:

- Short journey transport solutions within 22202 that can be assessed for their ability to reduce car dependency, such as circulators, jitneys, and Light Electric Vehicles
- Programs that can be assessed for their ability to encourage and strengthen community interests and build relationships such as emerging retail concepts, farmers markets, arts program, community gardens
- Housing Alternatives that can be assessed for affordability and community interest, such as triplexes, shared co-living spaces and other concepts
- Sustainability programs that can be assessed for more-rapid progress toward long-term county carbon-free goals and other commitments
- Community composting that can be assessed for solid waste reduction

**Commit to a Collaborative Process** – The community and other stakeholders have observed that progress toward an integrated, livable community is difficult because of long-standing constraints of county planning policies, limited resources and the existing built environment. As noted earlier, the lack of a unified area-plan for the 22202-area poses a challenge to achieving a highly livable community.

However, we think that many of these constraints can be mitigated through a sustained level of collaboration among the community, developers, property owners and organizations, and the county, that can work with and is supportive of formal county planning processes. From our experience developing this report, residents found it invaluable to have workshops run by expert facilitators with well-rounded planning and urban design experience. With no vested stake in the outcome, the



Figure 10. Livability22202 Workshop.

facilitators were able to provide an unbiased process that fostered full participation with everyone on an equal footing. We encourage the use of a similar series of facilitated workshops, with the developers, property owners and organizations, and county representatives to rapidly drive the development and evaluation of solutions. These workshops would emphasize focus and timeliness, to get to implementable solutions quickly and efficiently. Candidate workshops include:

- East-West Connectivity across Route 1
- Future Use for the Crystal City Underground
- RiverHouse and other residential housing – affordability, livability, and integration
- Integrated pedestrian network, open space, and eco-corridors

**Ensure Full Participation in Civic Decision Making** – The long-standing Arlington Way commits the county and its residents to engage deeply in the issues affecting their neighborhoods. In practice however, attention to two issues is essential as this period of intense development commences. First, community participation in site plan and broader area planning is often limited to those residents with the time and background to engage in issues that are frequently complex. In particular, renters and low-income residents are often missing from discussions and thus their views are missing from critical decisions. Bringing their voices into the decision-making process will provide a broader perspective.

Second, community benefit and mitigation decisions are often not well-linked to the substantial work done by community and other stakeholders to develop thoughtful site and area plan recommendations. If livability criteria are not central to these community benefit decisions, then the area will not be attractive to residents as a home or place to work and thus may underperform economically. With the absence of an area-wide plan for National Landing, the prospect of achieving a livable community simply through site plan mitigations is daunting. We encourage the county to consider a strong link between community livability inputs and decision making. The following actions are proposed to address these issues:

- Enable broader outreach to residents of private residential developments not only for site/area plan development and review, but also ongoing community events and activities.

- Ensure that the actual county decision makers clearly understand community inputs with regard to livability criteria and the importance of livability to the long-term success of the area.

**Monitor, Assess, and Mitigate** – This scope of the 22202 development in upcoming years will be a complex process. With a commitment to work collaboratively, the development of a livable community can be achieved. However, to get there, we need to monitor our progress, through a program of regular measurements that assess livability measures and progress toward our objectives. This should include monitoring and mitigation of temporary disruptions as construction proceeds. Setback and disruptions are inevitable; in fact, these may be critical to sustained progress. By committing to continuous monitoring and assessment, small issues and big opportunities can be spotted early, allowing timely action to ensure livability objectives are achieved. The Crystal City Citizens Review Committee (CCCRC), formed with the approval of the Crystal City Sector Plan in 2010, has a monitoring role in its charter for the Crystal City area. A similar activity is needed to cover the 22202 area – this might be done most efficiently by expanding the CCCRC with its current charter. Our recommendation:

- Expand and rename the CCCRC to accomplish the 22202-area-wide monitoring and assessment activity.

### **Livability22202 Contributors**

This Action Plan is the latest output of the ongoing Livability22202 initiative building on the initial March 2019 AHCA Livability Statement<sup>10</sup> and subsequent June 2019 Livability Framework<sup>11</sup> endorsed by the leadership of the Arlington Ridge, Aurora Highlands, and Crystal City Civic Associations that represent the 22202 area.

The Action Plan is the result of work undertaken from July through October 2019 by residents across the 22202 area. Each civic association identified and invited residents that could provide expertise in various areas, experience in county and civic processes, and an overall broad cross-section of views. These contributors participated in a series of workshops generously facilitated on a volunteer basis by architect and urban planning professionals with extensive experience with Arlington values and county processes.

**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

*Livability22202 extends our sincere appreciation to the workshop facilitators!*

*For further information, please contact your 22202 civic association or [info@livability22202.org](mailto:info@livability22202.org).*

LIVABILITY THEME	FACTS	NEEDS AND GOALS	CONCEPT	FOR FURTHER STUDY, DATA GATHERING, REFERENCES
<b>ESSENTIAL SERVICES</b>				
Schools	<p>Oak Ridge Elementary is currently over capacity.</p> <p>Hoffman Boston serves northern end of 22202 but is not walkable from our community.</p> <p>Gunston Middle School enrollment is increasing. Recent internal modifications increased capacity.</p> <p>Neighborhood schools serve a vital role in community building.</p>	<p>Need additional elementary seats centrally located within 22202 to ensure that children who live in 22202 can attend elementary school within 22202.</p>	<p>Centrally located elementary to provide additional capacity, including the ability to flex space with co-located multi-use community/ senior center/ library.</p> <p>Connect to the pedestrian and bike networks and ecological corridors.</p> <p>See community center and library sections.</p>	<p>Improved data projection and reporting to inform planning.</p> <p>Consideration of two-campus split school (K-2, 3-5) with existing Oakridge campus and new centrally located campus.</p> <p>Consider feasibility of multi-purpose school- library - community building on Aurora Hills site and other sites.</p> <p>Ref: Arlington Facilities and Student Accommodation Plan.</p>
Community Spaces	<p>There are two community centers in the 22202 area: Gunston Community Center, which has an emphasis on sports, and a small Community/Senior Center in Aurora Hills Library facility, used principally for Senior activities.</p> <p>Crystal City has no formal permanent community space presently.</p> <p>The PenPlace PDSP establishes that a community center will be part of the site.</p> <p>The Long Bridge Aquatic Center will have several community rooms when completed.</p>	<p>Shortage of walkable places for people to gather; need community meeting spaces for meetings, classes, seniors.</p> <p>Community spaces needed at the Aurora Hills site, Pen Place site and within Crystal City.</p> <p>Community need for large meeting space 100-200 people.</p>	<p>Develop multi-use community space in Aurora Hills, Pen Place and Crystal City, each appropriately sized with services aligned with the specific needs/interest of these neighborhoods.</p> <p>See school and library sections.</p>	<p>Consider how existing and new county facilities can be repurposed for multi-use and achieve higher utilization. For example, large meeting space can be provided for in elementary cafeteria/auditorium if multi-use is embraced.</p> <p>Consider 15th Street retail space as community space.</p> <p>Ref: Public Space Master Plan.</p>

Appendix – Livability22202 Workshop Summary

LIVABILITY THEME	FACTS	NEEDS AND GOALS	CONCEPT	FOR FURTHER STUDY, DATA GATHERING, REFERENCES
Library	The 22202 community has one Arlington County branch library, Aurora Hills, and one pop-up library in Crystal City.	<p>A walkable, permanent library in the Crystal City neighborhood.</p> <p>A large, centrally located multi-use library/ community/ senior center to serve the larger population.</p>	<p>Convert the current pop up library to a permanent branch with a set of offerings, including polling location, and services aligned to the neighborhood needs.</p> <p>An expanded Aurora Hills library / community center / senior center with full 7-day hours, a broader set of services, including: the ability to host summer camps, multi-use small meeting and huddle rooms, creative/STEM services, and electronic media services.</p> <p>See community center and school sections.</p>	
Post Office	The 22202 community is served by two post offices, one in the 1300 block of Fern street, serving the west side of Rt 1. and another in the 2100 block of Crystal Drive.	Find permanent location for Crystal Drive post office.	A permanent post office location in south Crystal City, supplemented by private shipping services such as UPS and FedEx.	
Daycare	<p>Shortage of daycare within the resident community and daytime population.</p> <p>Waiting lists for local daycare exceed one year.</p> <p>Neighborhood daycares enable young families to form important peer group relationships.</p>	<p>A mix of childcare center and family daycare facilities, to meet the needs of residential and daytime populations.</p> <p>Neighborhood oriented daycare to facilitate community building.</p> <p>After-hours and weekend drop-in day/childcare.</p>	<p>Support neighborhood-oriented family daycare and childcare centers with a recognition of their role in building community connections beyond the workplace.</p> <p>Incorporate childcare centers into new construction /build-to-suit in residential developments.</p>	<p>Improved data projection, mapping and reporting to understand demand, identify community daycare deserts, and inform planning.</p> <p>Outreach to existing independent community daycare providers as build-to-suit new construction is considered.</p>



LIVABILITY THEME	FACTS	NEEDS AND GOALS	CONCEPT	FOR FURTHER STUDY, DATA GATHERING, REFERENCES
			Ensure that some facilities suitable for after hours and weekend day/childcare.	
Medical Facilities	<p>No 24/7 urgent care facilities affiliated with hospitals are located within 22202.</p> <p>Current non-affiliated urgent care has very limited services, cannot provide digital transfer of care if patients must ultimately transfer to emergency rooms.</p> <p>Local physician services within 22202 are not adequate to meet existing demand.</p> <p>Existing Inova 24/7 urgent care facility site on Columbia Pike will be redeveloped in 2020-2021.</p>	<p>A 24/7 urgent care affiliated with a local hospital to meet residential and daytime population needs.</p> <p>Physician professional spaces and specialized practices in existing or new retail spaces, including labs, clinics, x-ray and specialty services.</p>	<p>New construction / Build-to-suit medical center providing 24/7 urgent care and physician/ specialty services with good transit access, affiliated with a local hospital, to serve residential and daytime population.</p>	<p>Improved data projection, mapping and reporting to determine how projected growth will drive increased demand for future local physician practices.</p> <p>Consider locations in Pentagon City - Crystal City, and also Potomac Yard and Columbia Pike.</p>
Retail	<p>Community strongly supports 23rd Street retail block.</p>	<p>Sustain the 23rd Street local business character as the street evolves with retail that meets needs beyond Pentagon Row, Fashion Centre, mall, online.</p>	<p>Create a vibrant mix of walkable, local entrepreneurial retail and services on 23rd street with good connectivity across Rt 1.</p> <p>Encourage higher utilization of private parking capacity, for example, by utilizing available space in adjacent businesses.</p>	<p>Identify and/or develop additional retail centers within 22202. Ensure walkable neighborhood(s) connections.</p> <p>Ref: County plan for retail.</p>
	<p>Rapid development has led to leasing rates that have become too high for many needed small businesses. This has led to loss of services in recent years.</p>	<p>Innovative leasing arrangements, small form-based retail footprints to support community.</p>	<p>Build-to-suit for smaller format retail that is within reach of independent local entrepreneurs. Consider common restrooms, loading, storage.</p>	

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LIVABILITY THEME	FACTS	NEEDS AND GOALS	CONCEPT	FOR FURTHER STUDY, DATA GATHERING, REFERENCES
			<p>Preserve &amp; plan for food truck zones, with plug-in electrical service, to reduce noise and pollution, in Crystal City &amp; 12th St neighborhoods.</p> <p>Build-to-suit space for popups to coexist with brick &amp; mortar.</p>	
	Community uses nearby big-box retail in 22202, Alexandria Potomac Yard, Bailey’s Crossroads and 7 Corners: Access to big box retail is an essential component of affordable living: Costco, BestBuy, Target, Home Depot and similar.	Maintain transport-friendly access to Costco and other big-box retail.	A mix of large-format affordable retail with vibrant local entrepreneurial retail and services.	<p>Identify retail areas succeeding and failing; consider short-term use aggressively.</p> <p>Consider small format/ two floor Target for community, in the former World Market space for example.</p>
	Significant demand for selected specialty retail: hardware store, bookstore, garden center, running and bike store.	Provide specialty retail within walking / biking distance: hardware, bookstore, garden center, running and bike stores.	New construction/build-to-suit to reduce startup cost of specialty retail – example: hardware/bike store at new DC wharf.	
<b>ENVIRONMENTAL SUSTAINABILITY</b>				
Open spaces	Open space per capita in the 22202 community is below county objectives and common benchmarks.	Maintain and increase park space for people. Sustain existing ecological centers and create strong corridors among open spaces.	Establish interconnected green, biophilic corridors across the 22202 community that integrate existing open spaces, both public and private, through the neighborhoods. Align future development to build these corridors and fill in missing links.	<p>As example, corridors could connect Hume School/ VA Highlands to Long Bridge/Roaches Run, Long Bridge to Virginia Tech campus, and Virginia Tech to Four Mile Run.</p> <p>Ref: Public Space Master Plan.</p>
	The Roaches Run Wildlife Refuge is not accessible from existing trails.	Improve access to waterways for people and wildlife; Roaches Run.	Establish connectivity to Roaches Run from Long Bridge and the Mount Vernon Trail.	Study access, connections to Roaches Run and Gravelly Point.

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LIVABILITY THEME	FACTS	NEEDS AND GOALS	CONCEPT	FOR FURTHER STUDY, DATA GATHERING, REFERENCES
	<p>Biophilic practices have greatest positive impact in dense areas.</p>	<p>Establish biophilic practices to guide development and open space planning.</p>	<p>Create innovative streetscapes addressing runoff, heat, etc. (vine walls, meadows, drought &amp; flood tolerant plants), permeable/ impermeable surfaces, and shading especially along East-West streets.</p>	<p>Establish best practices for biophilic approaches.</p> <p>Conduct an environmental study of air quality, heat mapping, impervious surfaces, noise, airport impact and other environmental factors to baseline current 22202 condition. Assess against standards and best practices.</p>
	<p>There is currently no publicly owned park in the main section of Crystal City between 12th St and Glebe Road.</p> <p>A Center Park is defined in the Crystal City Sector Plan but has not been built.</p> <p>Site Plan conditions, which are often used to establish public access to private space, are not well catalogued in a publicly accessible manner.</p>	<p>Develop park in the tear drop parcel near 12th St and Eads.</p>	<p>Develop teardrop park as a community park. Should not be a dedicated dog park.</p>	<p>Request that County provide a matrix of all existing parks and park facilities detailing ownership, zoning issues if any, services and amenities and functions for all parks in 22202; include details re biophilic robustness or lack; wildlife corridors; other features.</p> <p>Ref: Crystal City Sector Plan, Center Park.</p>
	<p>Development has led to loss of canopy across the 22202 community. Loss of many mature trees.</p>	<p>Plant large trees as development proceeds to restore the canopy and provide faster mitigation of future tree losses.</p>	<p>Include requirement to plant large trees as part of site plan approvals, either on the site or within the 22202 community.</p>	<p>Further study: Consult with individual homeowners and Northern VA Conservation Trust to evaluate what incentives may be available for private owners of land with large trees or forested areas.</p> <p>Ref: Urban Forest Master Plan.</p>

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LIVABILITY THEME	FACTS	NEEDS AND GOALS	CONCEPT	FOR FURTHER STUDY, DATA GATHERING, REFERENCES
Dog Parks	<p>Many dogs in 22202 community.</p> <p>There is no public purpose-built dog park or dog run in 22202 Community.</p> <p>Dog owners use public spaces, such as Grace Hopper park as de facto dog parks, or must drive to parks in other parts of county or other jurisdictions.</p> <p>Residential buildings that allow dogs are not required to provide dog park facilities, relying instead on use of public open spaces.</p> <p>Dog parks are generally single use spaces and are not amenable to multi-use open space.</p>	<p>New residential construction that allows dogs to include on-site dog facilities.</p> <p>A purpose-built walkable community dog park near Pentagon City that provides large spaces for dogs to exercise and encourages the establishment and strengthening of cross-neighborhood relationships.</p>	<p>Residential communities provide on-site dog facilities.</p> <p>Develop a large attractive fenced park within walking distance that provides dog exercise spaces and is suitable for adjacent community gathering near Pentagon City.</p>	<p>Conduct a dog census for 22202.</p> <p>Identify areas where smaller “dog runs” might be appropriate.</p> <p>Ref: Public Spaces Master Plan.</p>
Community Gardens	<p>The only community garden in 22202 is at the corner of S. Glebe and Arlington Ridge Roads.</p>	<p>Allocate space for community gardens near residential developments.</p>	<p>Create several community gardens across the high-density residential neighborhoods.</p>	<p>Liaise with urban agriculture groups and assess potential demand for community gardens in various formats such as rooftops, urban farms and vertical farms. Consider pilot program.</p>
Public Art	<p>Public art can be functional in addressing environmental challenges.</p>	<p>Incentivize the combination of aesthetics/innovation and function.</p>	<p>Challenges such as stormwater runoff, energy production, and heat gain can be addressed with artistic solutions.</p>	<p>See <a href="http://archdaily.com">archdaily.com</a> for numerous examples of innovative, artistic architectural features.</p>
Existing buildings	<p>Older construction is not energy efficient by current standards. From a use perspective, these older buildings are not well aligned with current street level retail,</p>	<p>Migrate 22202 infrastructure toward an energy efficient, low-carbon posture.</p>	<p>Offset impacts of existing buildings with strict environmental requirements on new construction.</p>	<p>Conduct a holistic environmental impact study to determine the way forward with regard to achieving low carbon footprint.</p>

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LIVABILITY THEME	FACTS	NEEDS AND GOALS	CONCEPT	FOR FURTHER STUDY, DATA GATHERING, REFERENCES
	multimodal transportation and other community development/usage patterns.		Incentivize owners of existing properties to upgrade buildings.	Ref: Community Energy Plan; and Arlington’s Green Building incentives.
New Construction	LEED Silver is a requirement for new construction across the DC metro area, except in Arlington County, which uses the Virginia State Building Code as the basis for acceptable buildings and awards bonus density for going beyond code.	Establish LEED Silver as required in 22202. Bonus density should only be awarded for going beyond LEED Silver.	<p>Establish LEED Silver as minimum acceptable standard.</p> <p>Provide bonus density only for going beyond LEED Silver, such as the “Living Build Challenge” performance standard.</p> <p>Greater incentivization of solar power, which will improve affordability for residents.</p>	<p>Compile and maintain an inventory of open spaces, including public-private spaces established in site plan conditions.</p> <p>Discourage above-ground parking structures.</p> <p>Ref: Community Energy Plan.</p>
Waste, Recycling, Sanitation	<p>Water Pollution Control Plant (sewage treatment plant) is being updated.</p> <p>Recent residential flooding caused by county sewage backups have alerted the community to concerns about the quality of the aging county sewer infrastructure.</p>	Upgraded WPCP and associated infrastructure must be adequate for the planned development and creates no pollution/area health risks.	<p>Implement County upgrades to infrastructure with the development to reduce the overall cost.</p> <p>Provide 22202-based recycle centers, including glass, within walkable distances.</p>	<p>Conduct waste/storm water capacity and modernization studies. Include review not just of the WPCP itself, but also the below ground sewage and storm drain infrastructure.</p> <p>Consider water/sewer storm water issues as part of biophilic planning for the neighborhoods.</p> <p>Ref: Solid Waste Management Plan.</p>
<b>ENGAGEMENT, ARTS &amp; CULTURE</b>				
Engagement	High-density residential buildings predominantly use a gated community model in which access to the building and grounds is restricted and fitness and other services are offered exclusively to	Provide more opportunities for community residents to meet, form relationships around common interests and thus create community.	Extend the programming models established by community centers and BIDs across a larger segment of the 22202 community.	Consider integrating art and music into the farmers market.

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LIVABILITY THEME	FACTS	NEEDS AND GOALS	CONCEPT	FOR FURTHER STUDY, DATA GATHERING, REFERENCES
	residents. This is a successful business model, but it limits opportunities for new residents to quickly become part of the wider community.			
Art & Culture	There are few art galleries in the 22202 community. The underground is only location for art creation and displays.	<p>Enhance the underground both for arts and public gatherings.</p> <p>Public art enhances all projects; can be interactive.</p> <p>Outdoor corridors of connectivity should include art, parks and historical features; be child/ senior/pet friendly.</p>	<p>Transform the underground as a unique linear chain of art galleries, performance and creative spaces linked by a pedestrian corridor.</p> <p>Develop public performance spaces, black box space as part of new retail development.</p> <p>Establish a multi-use outdoor space, that can occasionally host festivals and other temporary events.</p>	<p>Ref: Crystal City Sector Plan. Ref: Public Space Master Plan.</p>
	The area is rich in history from dating back to pre-colonial era, but the history is not easily accessible to the community or visitors.	Highlight the Hume school as destination for local history, add historical markers and other means to bring history into the public sphere.	<p>Add Hume school to the integrated pedestrian trail network.</p> <p>Integrate historical events and information into the pedestrian trail network.</p>	
	The only live theater in Crystal City is the award winning Synetic Theatre, whose lease expires in 2021.	Retain Synetic as important cultural asset in 22202.	<p>Incorporate new home for Synetic theater and other performance space into new construction.</p> <p>Add multi-use theater/ auditorium/large meeting space in Aurora Hills school/community center/ library space for community</p>	Ref: Crystal City Sector Plan, Entertainment district.

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LIVABILITY THEME	FACTS	NEEDS AND GOALS	CONCEPT	FOR FURTHER STUDY, DATA GATHERING, REFERENCES
			<p>theater and performance groups.</p> <p>See Community, Library and School sections.</p>	
Seniors	The Aurora Hills Senior Center is the only senior center in the County that is not open 5 days a week and does not have full time director.	A full-service Senior Center for 22202 with a full time Director with full 5 day/ evening programming.	<p>Short term: Provide a full-time Aurora Hills Senior Center Director, Open Provide full 5-day/evening programming.</p> <p>Long term: See Multi-use facility in Community, Library and School sections.</p>	<p>Consider using Virginia Highlands park facilities to support physical fitness programs for seniors.</p> <p>Census of 55+ population in 22202 and projection of possible changes to that population.</p> <p>Work with major landlords and associations in the neighborhood to harmonize programs offered for 55+ population in individual buildings and the senior center.</p>
	<p>22202 has a significant population of seniors aging in place both in single family homes and in apartment buildings.</p> <p>Arlington County’s excellent senior services don’t fully address senior social engagement, especially for those who are less mobile.</p>	Enrich the social lives of our individuals aging in place in the neighborhood.	<p>Work with landlords and associations to support Aging in Place and offer social engagement specifically for their senior populations.</p> <p>Increase collaboration with the AH Senior Center and private facilities in the neighborhood to offer joint programs.</p>	<p>Assess needs of seniors aging in place in the neighborhood including those with mobility issues.</p> <p>Survey landlords and associations to determine what, if any, programs they offer to enrich senior residents.</p>
<b>TRANSPORTATION</b>				
Nodes and Integration	There will be several new major community nodes in the community – such as the Virginia Tech campus, 12th St neighborhood and Long Bridge Aquatic Center.	Major existing and new community nodes connected via the pedestrian and bicycle path network and well-served by local transit within 22202.	Enhance the integrated pedestrian and bicycle network that connects the major nodes and parks.	Multimodal transportation study to ensure movement of people within, as well as into, through and out of 22202.

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LIVABILITY THEME	FACTS	NEEDS AND GOALS	CONCEPT	FOR FURTHER STUDY, DATA GATHERING, REFERENCES
		Enhance existing hubs/intersections/Metro stations as activity centers.		Consider pilot projects to provide short journey transportation – Light Electric Vehicles, Circulators and other approaches.  Ref: Public Space Master Plan.
	Built environment constrains desire for safe, accessible streets and sidewalks, green connectivity.	Prioritize human flows over vehicle flows, which create walls and impede connectivity.	Increase connectivity; explore focusing some streets on pedestrian, others on bikes.	
	Challenges for crossing wide streets.	Extend time at crosswalks with smart devices.	Redesign street crossings to give increased priority to safe pedestrian access, including use of smart sensors to detect when pedestrians, including those with limited mobility, have not yet cleared the intersection.	
	Access to the Pentagon City metro station from the west and Pentagon Row from the east is blocked by the mall, which provides limited and low-quality access through the garage between Pentagon Row and the Metro station.	Improve connection from Pentagon Row to Metro.	Provide a welcoming, publicly accessible 24/7, well-lit, navigable path from the Arlington Ridge neighborhood through the River House, Pentagon Row, Pentagon City Fashion Center and Metro Station properties with way finding from both sides to facilitate access to Pentagon Mall, Metro and 12th street from the West and Pentagon Row and Arlington Ridge neighborhoods from the East.	
Community transport beyond	The overall diameter of the 22202 community is just under 2 miles and is quite hilly in the SW quadrant.	Establish effective car-free transportation approaches for the intra-22202 journeys that	Develop short distance transport options and services	Consider pilot projects to enable car-free transportation in the 0.5-2-mile distance



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LIVABILITY THEME	FACTS	NEEDS AND GOALS	CONCEPT	FOR FURTHER STUDY, DATA GATHERING, REFERENCES
walking distance	This limits the walkability from this area to and from the major nodes.	are too far to walk and yet too short to want to drive.	as alternative transportation in dedicated corridors.	range, such as circulators, light electric vehicles and micro-mobiles.
Route 1	<p>Route 1, the primary North-South artery through 22202, is a major barrier to East-West connectivity between neighborhoods.</p> <p>Street level pedestrian and bike crossings are dangerous, intimidating, and necessitate long waits.</p>	Improve East-West connectivity across Rt 1 at multiple points to link the neighborhoods and achieve safer, better lit, aesthetically improved pedestrian and bike ways and local public transport (jitney service) across Route 1.	<p>Maintain elevated Rt 1 sections over 12th, 15th, 18th Streets for safety and improve overall pedestrian and bike experience through the underpasses.</p> <p>On Rt 1, provide improved underpass lighting, art/wall murals, pedestrian sidewalk widths, bike lanes.</p> <p>Redesign Rt 1 street level crossing at 23rd St to increase pedestrian and bike safety, reduce wait time.</p>	<p>Develop Rt 1 improvement concepts as part of multimodal transportation study, considering North-South traffic flows and East-West connectivity improvements.</p> <p>An Alternate Rt 1 concept: Lower Route 1 to grade; Connecticut Avenue in DC as model: (not favored by community)</p>
Eads St	Eads St acts as a service road for adjacent sites, as overflow for Rt 1 traffic, in addition to the bike lane, thus doesn't have a consistent design.	Better planning for deliveries near 23 & Eads.	Develop and implement a complete street plan for Eads St that prioritizes Eads St as a bike way.	
	Eads has dedicated, but not protected, bikeway.	Improve commuting bike safety on Eads as safe bike commuting street. Improve pedestrian and neighborhood safety on Fern Street.	Further enhance Eads St as the primary North-South bikeway and maintain Fern Street as a neighborhood, pedestrian focused street.	
12th, 15th and 18th Streets	12th, 15th and 18th Streets provide safe, continuous (no-wait) East-West connectivity under Rt 1, essential in pedestrian-focused community.	Need to improve pedestrian and bicycle ease of access through these underpasses.	Create dedicated East-West pedestrian and bike ways through the 15th St and 18th St underpasses as well as provide additional open space for linear parks.	<p>Develop options for improving 12th, 15th and 18th street East-West connectivity, including:</p> <p>Option 1: Convert 15th and 18th street to one-way pairs from Crystal Drive to Eads St.</p>

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	<p>12th Street underpass is the primary access to Long Bridge Park from West of Rt 1.</p> <p>18th Street underpass provides the primary access to VRE, Mt Vernon multi-use trail and metro from West of Rt 1 for residents and hotel visitors. This particular underpass at Rt 1 is a highly utilized pedestrian &amp; bike crossing.</p>		Extend 12th Street streetscape design aesthetic in the Fern-Eads block to the Long Bridge Park entrance on Crystal Drive to improve the neighborhood connectivity.	<p>Repurpose the land gained by removing traffic lanes to create dedicated East-West pedestrian and bike ways through the underpasses.</p> <p>Option 2: Remove center medians from 15th street and regain usable open space for safer pedestrian and bike paths.</p>
Pedestrian/ Bike network	Long Bridge Park and Long Bridge projects are not yet integrated.	Provide pedestrians and cyclists a route from the northern end of Long Bridge Park to the Mt Vernon Trail and over the Potomac to SW DC.	Integrate new Long Bridge bike path into integrated 22202 bike network.	<p>All pedestrian/bike/ transportation issues need study. Build on County data.</p> <p>Ref: 2019 Bicycle Element.</p>
	Bicycle utilization at times is so high that congestion becomes an issue on mixed use trails.	Reduce congestion and maintain safe use on the area multi-use paths.	Modify bike and pedestrian trails, including width, as required to maintain safe use and encourage expanded use.	
	Crystal City – Potomac Yard multi-use trail has a missing section along Potomac Ave between Four mile Run and Crystal Drive.	Extend pedestrian network from Crystal City to 4 Mile Run along Potomac Ave.	Extend pedestrian and bike paths from Crystal City to Potomac Yard and integrate into the 22202 networks.	
	Lighting is inadequate on some sidewalks and paths used to commuting.	Provide adequate lighting along pedestrian commuting routes.	Add low level lighting to pedestrian commuting path through Virginia Highlands Park.	
Underground	Underground provides safe and weather protected North-South access for pedestrians, but lacks vibrancy and high utilization.	Maintain and evolve a continuous North-South all-weather pedestrian path in Crystal City.	<p>Include underground in the integrated 22202 pedestrian network, including the path on area trail maps.</p> <p>See concept in Arts and Culture.</p>	Determine a way-ahead for the underground, that might include daylighting portions of the Underground where appropriate.

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CC to DCA connection/ bridge	<p>A pedestrian bridge has been proposed to connect Crystal City to Washington Reagan Airport.</p> <p>DCA from Crystal City and many sections of 22202 can be pedestrian accessible. But current path to DCA is complicated and dangerous.</p>	<p>Improve connectivity from Crystal City not only to the airport, but also to Mt Vernon Trail.</p>	<p>Connect the CC to DCA bridge to the existing Mt Vernon trail and integrate into the 22202 pedestrian trail networks.</p> <p>Use bridge for green and art opportunities.</p>	<p>Ref: Crystal City BID CC2DCA Plan.</p>
Wayfinding	<p>It is easy to get lost in 22202, due to the lack of sufficient way finding signage throughout 22202.</p>	<p>Comprehensive way finding that includes pedestrian and bicycle access through public easements.</p>	<p>Create integrated way finding directions linking the neighborhoods for residents and visitors, including those with disabilities, such as hearing vision impairment.</p>	<p>Review county guides to ensure that public pedestrian and bike path easements across private property are included on maps.</p>
Construction	<p>Ongoing construction can be especially challenging for pedestrians and cyclists.</p>	<p>Enforce safety requirements for site plans, including midblock street crossings.</p>	<p>Provide temporary modifications to pedestrian and bike networks to mitigate impact of active construction areas.</p>	<p>All pedestrian/bike/ transportation issues need study. Build on County data.</p>
Delivery and Services vehicles	<p>Deliveries and ride sharing services block streets and sidewalks.</p> <p>Usage of delivery and ride sharing services is expected to increase over present levels.</p> <p>Tour Buses have a significant presence in the area and require management.</p>	<p>Require drop off/short term spaces in all new construction.</p> <p>Mitigate the impact of tour buses, tractor trailers and other deliveries in residential buildings, including avoiding traffic tie ups during the day and limiting the use of back-up horns at night.</p>	<p>Incorporate short term delivery and ride sharing drop-off locations in new construction in a manner that is safe for pedestrians and riders.</p> <p>Provide adequate internal loading docks and building loading dock masters.</p> <p>Provide adequate Tour Bus parking.</p>	

# A Livability Framework for 22202

## Overview

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.

This 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. A livable city is **responsive** to the needs and aspirations of its inhabitants, so a framework requires assessment mechanisms and continual updating.

## Vision

Urban planning that **balances** working, living, and socializing in close proximity – creating a “City of Short Distances” – reduces unnecessary travel and forges community **connections**. Likewise, a city with **diverse** housing options, **continuous** pedestrian routes, and **access** to goods and services becomes more livable for children, the elderly, and the less affluent. Public health and the environment both benefit from an emphasis on public transit and active modes of transportation, such as walking and biking.

A livable city also requires an approach to design that protects ecological systems and promotes a connection to the natural environment. This emphasis on “biophilia” in turn improves **resiliency** of the built environment and promotes human health and well-being.

## Livability Themes

Livability is framed below as a set of integrated themes. Priorities for specific elements will likely vary over time and within the shared area.

### Diverse and Affordable Housing

- Opportunities to buy as well as rent, to encourage community development
- Diverse housing types for range of incomes
- Housing options and services that promote aging in place

### Environmental Sustainability

- Infrastructure, design, and plantings, including a robust tree canopy, to reduce stormwater runoff, heat islands, energy consumption, pollution, and noise
- Incorporation of green “urban habitat” spaces (e.g., native trees, pollinator gardens, water features) to provide ecological connectivity between the Potomac, Four Mile Run, and Arlington Ridge and to connect residents to nature

### Community and Social Engagement

- Outdoor spaces for social interaction, casual use, and events

- Indoor community centers for meetings and classes
- Dog parks and other dog-friendly spaces
- Opportunities for sports and recreation

### Transportation Focus on Health, Convenience, Safety, and the Environment

- Connected pedestrian and bicycle network, not restricted to the street grid, through the National Landing area—from Arlington Ridge to the Potomac River, and the Pentagon south to Potomac Yards—with safe, convenient connections across roads
- Circulator transit around National Landing to discourage private vehicle traffic
- Creation of pedestrian streets to promote safe travel, social interaction, and tranquil space
- Multimodal transportation options within, in/out, and through the area, without undue congestion

### Essential Services: Educational, Medical, Retail

- Elementary school space, permanent library space, community opportunities for technical education and innovation, diverse childcare offerings
- Access to an affiliated medical/hospital facility with broader services than non-affiliated Urgent Care walk-in centers
- Independent and diverse retail and farmer's markets

### Art and Cultural Amenities

- Public art that is interactive and/or utilitarian: e.g., climbing structures, water features, seating, bicycle racks
- Diverse cultural opportunities, including performing arts venues, libraries, film and museums

### Monitoring and Assessment

- Need for relevant and publicly available baseline data sets
- Adoption of “smart city” approach: use Information & Communication Technology to connect to residents and to improve efficiency of infrastructure and services, while respecting individual data privacy and security
- Monitoring of tree canopy, impervious surface, energy use, water use, recycling
- Assessment and periodic updates of 22202 livability in accordance with recognized livability standards and community-defined criteria
- Identification and special monitoring of specific areas of concern such as dangerous pedestrian crossings, traffic congestion hot spots, and other issues

## Credits and Endnotes

### Credits

Cover photo, Figures 6,7,8: M. Dowell

Figure 2: E. Ettare

Figure 3: N. Atkins

Figure 4: F. Dowell

Figure 5: K. Klaus

Figure 9: S. Miles

### Endnotes

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<sup>1</sup> Livability 101, The American Institute of Architects, p. 4, <https://www.aia-mn.org/wp-content/uploads/Livability101.pdf>

<sup>2</sup> Arlington County Profile 2019, [https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2019/05/Profile2019\\_5\\_10\\_19\\_FINAL.pdf](https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2019/05/Profile2019_5_10_19_FINAL.pdf)

<sup>3</sup> Crystal City Sector Plan, [https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/5/2014/03/sprc\\_Jul3012\\_SectorPlan\\_CrystalCityPO.pdf](https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/5/2014/03/sprc_Jul3012_SectorPlan_CrystalCityPO.pdf)

<sup>4</sup> Pentagon City Phased Development Site Plan 2018 Historical Report, <https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/31/2018/02/Pentagon-City-PDSP-Part1-Jan-2018.pdf>

<sup>5</sup> Detailed maps of heat island effects in Washington, DC, and Baltimore, <https://www.climate.gov/news-features/features/detailed-maps-urban-heat-island-effects-washington-dc-and-baltimore>

<sup>6</sup> Public Spaces Master Plan – Adopted April 2019, [http://arlingtonparks.us/psmp/PSMP%20Final%20Draft\\_06242019.pdf](http://arlingtonparks.us/psmp/PSMP%20Final%20Draft_06242019.pdf)

<sup>7</sup> Community Energy Plan, <https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/13/2019/10/Final-CEP-CLEAN-003.pdf>

<sup>8</sup> Master Transportation Plan, in particular the Pedestrian and Bike Elements, <https://projects.arlingtonva.us/plans-studies/transportation/master-transportation-plan/>

<sup>9</sup> Affordable Housing Master Plan, <https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/15/2015/12/AHMP-Published.pdf>

<sup>10</sup> Livability Statement, Aurora Highlands Civic Association, <http://aurorahighlands.org/news/draft-sustainability-statement/>

<sup>11</sup> A Livability Framework for 22202, <http://aurorahighlands.org/22202-livability-framework.pdf>