

# Livability 22202

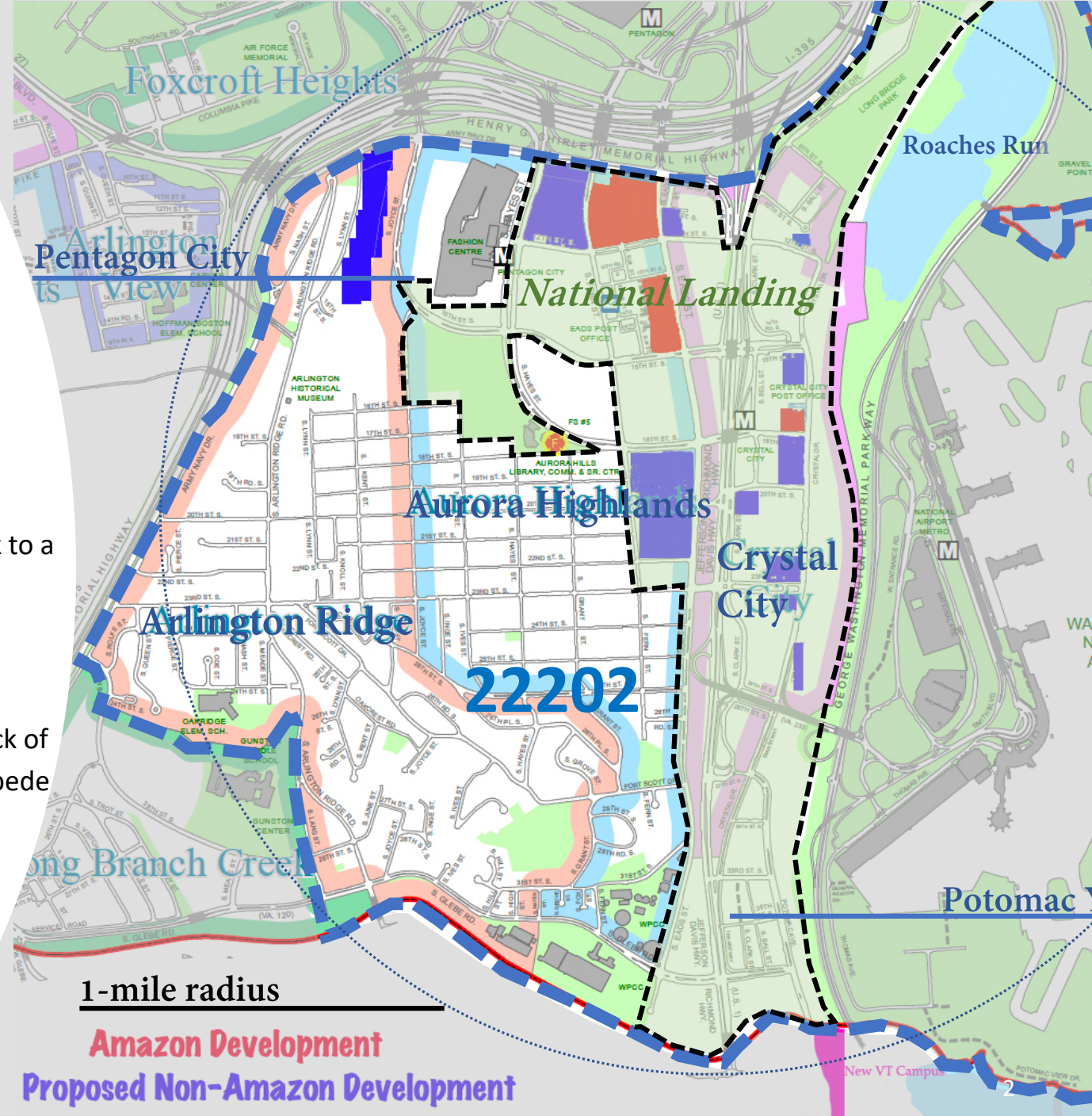
Developing better, more livable neighborhoods in and around Pentagon City and Crystal City.



# 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*

- American Institute of Architects: “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.”
- Livability Framework: Establishes the vision for 22202 livability and identifies themes
- Livability Action Plan: Articulates specific priorities and outcomes needed to achieve a Livable Community
  - Designed to work within existing county plans & policies
  - Drives inputs to specific site plans, CIP, PDSP update
  - A basis for collaboration among all stakeholders: residents, county and developers



# Livability Action Plan Structure

- Executive Summary
- Themes and Priorities
- Appendix: Workshop Summary



LIVABILITY2202  
An Action Plan

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## Appendix - Livability22202 Workshop Summary

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>Connect to the pedestrian and bike networks and ecological corridors.</p> <p>See community center and library sections.</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>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>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 Pen Place PDSF 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>

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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 if 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 crystallize, 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 23rd St. Highlights the sustained benefits 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 cornerstone to building and sustaining a vibrant community.

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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 barbecues 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>1</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 zoning 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.

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# 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

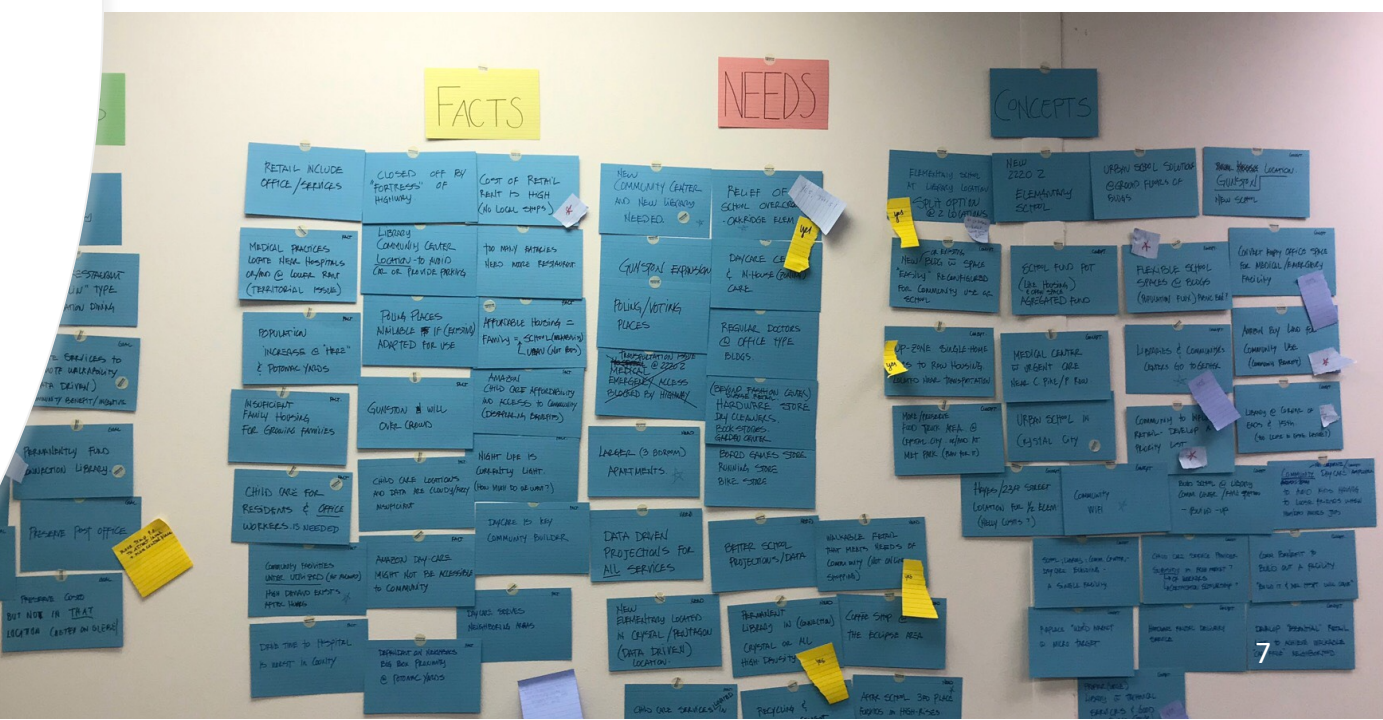
- Initiate a sustained collaboration with other community stakeholders, including property developers, owners, county staff, and commission members, each of whom is invested in the success of our community
- Leverage Existing County Plans as Applicable
- Conduct Studies to Understand Specific Issues 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



# Upcoming Workshops

- Housing Affordability
  - Workshop 1- 25 Jan, Workshop 2: 7 Mar
  - Contact: Ben D'Avanzo, Zach Komes, Susan English
- Open Space
  - Workshop: 22 Feb
  - Contact: Natasha Atkins, Carol Fuller
- Future Underground, Community Facilities
  - Workshop: 28 Mar
  - Contact: Eric Cassell
- Route 1 East-West Connectivity
  - Workshop: 18 Apr
  - Contact: Arthur Fox, Darrin Buck, Eric Cassell

Interested? Contact your CA president, any of the above folks or email: [info@livability22202.org](mailto:info@livability22202.org)



# Livability 22202

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

**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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