



**NATIONAL
LANDING**

PENTAGON CITY

CRYSTAL CITY

POTOMAC YARD

July 10, 2024

Arlington County Board
2100 Clarendon Boulevard
Arlington, VA 22202

Dear Chair Garvey and County Board Members,

On behalf of the Crystal City, Pentagon City, and Potomac Yard business community, the National Landing Business Improvement District (BID) expresses support for the FY 2025-FY2034 proposed Arlington County Capital Improvement Plan (CIP).

The BID commends the County staff and the County Board in establishing a fiscally responsive plan that will support National Landing's exciting transformation into a thriving, people-centric urban downtown. We applaud the County's focus on big move mobility investments like the CC2DCA Intermodal Connector, delivering a new Crystal City East Metro Station, expanding the VRE station, and furthering our goals to support Vision Zero and complete street projects. We also commend the County's strategic investments to deliver more premier parks and open space. These fundamental investments are necessary to fulfill our vision of becoming one of the most walkable and connected urban downtowns in the country.

To ensure important transportation projects in National Landing are adequately funded, the BID supports the County's efforts to update and adopt updates to the Master Transportation Plan (MTP) this calendar year. Prioritizing this important updated policy guidance will further reflect progressive goals around biophilia, sustainability, equity and Vision Zero while incorporating guidance from the approved Pentagon City Sector Plan.

The BID supports CC2DCA, a critical intermodal connection delivering next-generation mobility and we recommend making this big-move project an independent CIP line item separate from other Crystal City/Pentagon City/Potomac Yard Street mobility projects. Creating a stand-alone line item for CC2DCA communicates the project's importance as the top CIP infrastructure investment priority this funding cycle. Additionally, this action will provide more insight into the project's full funding needs, which is especially important considering the project's total estimated cost of \$57.2 million is not fully funded. The BID encourages the County to actively champion CC2DCA and all regional stakeholders, including the Northern Virginia Transportation Authority, to ensure future funding appropriations cover all costs.

Mobility projects elevating Vision Zero goals such as the Crystal City/Pentagon City Complete Streets projects and the Crystal City Bike Network (CCBN) maximize National Landing's connectivity and will deliver a fully operational multimodal network. The BID encourages the County to prioritize funding specifically for improvements along 15th Street and Green Ribbon connections envisioned in the Pentagon City Sector Plan. Bike facility improvements along Potomac Avenue will also support a fully connected and safe bicycle network in National Landing.

**NATIONAL LANDING
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Furthermore, we are excited to see funding for the Long Bridge Drive Multimodal connection and encourage the County to ensure this regionally important facility is planned and funded through FY2034.

While not in the CIP, the urbanization of Route 1 remains one of the BID's "big move" projects and is fundamental to achieving a well-connected urban downtown. The BID encourages the County's continued leadership in championing this vital project as a vibrant, world class model of an urban boulevard. We commend the County's commitment to this charge and support dedicated funding in future years to fully realize this important project.

Regarding critical public facilities here in National Landing, the BID supports future funding of a Crystal City Library and advocates for such a facility to be an important cultural amenity for our growing neighborhood. Our stakeholders understand that there are competing community positions regarding funding to implement and maintain operations, however, the BID encourages the County to lead further conversations regarding the future of a library and to ensure we are unified as a community as we define consensus priorities.

Investing in National Landing's parks and open space resources is critical to building a livable downtown community. The BID looks forward to seeing progress on key open space projects like the Bell Street Center Park. Strategic open space investments will anchor realization of the "Green Ribbon" concept envisioned to unify the area. We also support funding a community supported planning process for the Virginia Highlands Park, another important National Landing open space asset.

Finally, the BID continues to support the utilization of Tax Increment Financing tools to realize the above noted investments.

In conclusion, we encourage the County Board to approve this CIP and continue the commitment to transform and unify the Crystal City, Pentagon City, and Potomac Yard communities that comprise National Landing.

Sincerely,

A handwritten signature in black ink, appearing to read "Tracy Gabriel".

Tracy Gabriel
Executive Director
National Landing Business Improvement District