

# NATIONAL LANDING: MOBILITY NEXT

DECEMBER 2022

MOBILITY IN AMERICA'S  
MOST CONNECTED DOWNTOWN



**NATIONAL  
LANDING**

PENTAGON CITY  
CRYSTAL CITY  
POTOMAC YARD



# N

The National Landing Business Improvement District (BID) envisions National Landing as a downtown linked seamlessly to the region and acts as a champion for enhanced connectivity and reclaiming streets for people, walkability and multiple modes. This *Mobility Next* report offers an update to the January 2021 *Mobility Next* Report, and showcases how National Landing's most transformative mobility projects have progressed, advancing our collective vision of becoming America's most connected downtown.

## ABOUT NATIONAL LANDING BID

The National Landing BID is a public private partnership that supports the area's exciting transformation into the region's premier urban downtown by stewarding sustainable growth and enhancing the area's vitality, diversity, and livability. The BID focuses on community events, economic development, transportation, marketing, and public realm beautification in National Landing. Comprising Crystal City, Pentagon City and Potomac Yard, the BID's boundaries are within the Arlington, VA portion of National Landing.

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1 This document does not reflect the views of Arlington County or other transportation agencies. Specific project information is gathered from available public information from designated lead entities at the time of publication and is subject to change.

2 The information contained within the July 2020 Reimagine Route 1 Report is not a work product by Arlington County or the Virginia Department of Transportation (VDOT); the report was funded solely by the National Landing BID.



# OVERVIEW

## TRANSFORMING TRANSPORTATION IN NATIONAL LANDING

Adjacent to Washington National Airport and one of the busiest passenger rail corridors in the country, National Landing is situated in the heart of the Washington, DC region's mobility network. With more modes of transportation going to more places than any other neighborhood, National Landing offers unparalleled access. Whether it's an employee traveling to work, a resident out for coffee or a tourist exploring the sights, National Landing offers convenient mobility options to get them there quickly and safely.

Coming of age in a car-centric era, the National Landing area is now being radically reoriented through private redevelopment and public investment as a paradigm for people-centered infrastructure and next generation mobility. Already well- connected to the region and beyond, a more than \$4 billion portfolio of planned transportation projects that span from big infrastructure and rail megaprojects to safe, multimodal complete streets will position **National Landing to become the most connected, transit-rich urban district in America within the next decade.**

**National Landing: Mobility Next** outlines the area's key mobility projects across multiple agencies and authorities to provide a comprehensive picture of the impact of these transformative investments on National Landing. From the Crystal City to DCA Multimodal Connection (CC2DCA) to transforming Route 1 to an urban boulevard, *Mobility Next* highlights the projects set to make National Landing a national leader in multimodal integration.





## WHERE WE ARE:

National Landing is a dynamic downtown located in Northern Virginia, just across the Potomac River from Washington DC. This urban corridor is comprised of three neighborhoods – Pentagon City, Crystal City and Potomac Yard – and extends from Arlington to Alexandria, Virginia.





# A TRANSFORMATION UNDERWAY

With unprecedented public and private investment planned and underway, National Landing is a model of smart growth planning, sustainable growth, next generation mobility, and reinvention of the urban environment. With people at the center of the area's transformation, National Landing is set to become the fastest-growing urban district in the DC region in the next decade and is uniquely situated with guaranteed job growth. With key employment anchors like Amazon's HQ2 and the global headquarters for Boeing as well as catalytic education institutions like Virginia Tech's Innovation Campus, National Landing is also becoming a global center for tech and the region's premier innovation district. These changes along with a growing population of residents, employees, and visitors, make investing in transportation even more essential as people seek and demand walkability in addition to a robust range of convenient mobility options.

Today, the mobility landscape in the area is already dominated by transit, which has allowed National Landing to continue to grow without increasing congestion. **Indeed, while the neighborhood has grown by more than 50% since 2000, vehicle traffic has actually decreased by 18% over the same period.**

Looking forward, active transportation - walking, biking, scooting, etc. - will play an increasingly important role in moving people in National Landing. Already, more than a third of trips by residents in National Landing are made on foot, nearly twice the county average. Soon two major projects - the Route 1 Urban Boulevard and the CC2DCA Multimodal Connection - along with over two dozen additional mobility and complete street projects, will help transform the neighborhood yet again into one centered on people-powered mobility.

National Landing's continued success is the result of a concerted, long-term strategy by the public and private sectors to generate economic development by investing in walkability, people-first multimodal transportation, transit-oriented development, and next generation infrastructure. Arlington County is already considered one of the top five most walkable places in the U.S., joining much-larger New York City, Seattle, Portland and San Francisco in this distinction. Now, with more than \$4 billion of transportation investments underway, National Landing is poised to become the most connected downtown in America.

## MOBILITY METRICS



75%

of trips by modes other than driving



24,000

daily metro boardings (2019)



8+

miles of new bike lanes



\$4B

in multimodal transportation infrastructure investment

20+

transportation capital projects planned or underway

## NATIONAL LANDING BY THE NUMBERS



5,500

hotel rooms second only to downtown DC in the region



22,000

residents



50,000+

office workers



12.2M

SF office - more than downtown Austin, TX



2.9M

SF existing retail

## NATIONAL LANDING PIPELINE DEVELOPMENT



\$8.5B

private-sector investment in the pipeline

8,000+

residential units

8M

SF of office space

505K

SF of retail space

70

hotel rooms



# PROJECT MAP

- 1. Long Bridge
- 2. Crystal City Metro Entrance
- 3. Route 1
- 4. VRE Station
- 5. CC2DCA Multimodal Connector
- 6. Transitway Extension
- 7. Potomac Yard Station





# ALL ABOARD

## TRANSFORMING RAIL IN NATIONAL LANDING

The DC region has an extensive network of passenger rail -

- MARC is the commuter rail system in the Baltimore, Washington Metropolitan Area and is administered by the Maryland Transit Administration (MTA).
- Virginia Railway Express (VRE)- VRE is the commuter rail system from the Northern Virginia suburbs to Alexandria, Crystal City, and downtown Washington, DC along the I-66 and I-95 corridors.

The MARC and VRE commuter rail services help tens of thousands of people from suburban areas reach jobs in business districts in DC and Northern Virginia, including National Landing. Two efforts are underway that will significantly expand the system. The first is the “Transforming Rail in Virginia” initiative, which will invest \$3.7B to double Amtrak service in the Commonwealth while expanding VRE service by 75%, including bi-directional and weekend service. The second is the Capital Rail Vision supported by regional lawmakers and business groups to bring MARC rail service across the Potomac to National Landing and Alexandria.

29

regional and intercity  
trains currently per day

53

trains per day after  
Long Bridge is built

\$3.7B

investment in  
“Transforming Rail  
in Virginia” will double  
Amtrak service while  
increasing VRE  
service by 75%



### NATIONAL LANDING STATION

VRE is moving forward with plans to build a new regional rail station in National Landing. The new station is designed to accommodate the increased VRE service enabled by Transforming Rail in Virginia, as well as new service by Amtrak and MARC trains.

### LONG BRIDGE

At the center of the ambitious “Transforming Rail in Virginia” program to expand passenger rail service is the new Long Bridge project, which will add a new, two-track rail bridge across the Potomac between Virginia and DC. The existing bridge, constructed in 1904, is a major bottleneck in the region’s rail network. The new bridge will provide additional space for Amtrak and VRE while allowing MARC trains to cross the river for the first time. The project will also include a dedicated bicycle and pedestrian bridge, creating a new, direct link between National Landing and Southwest DC.

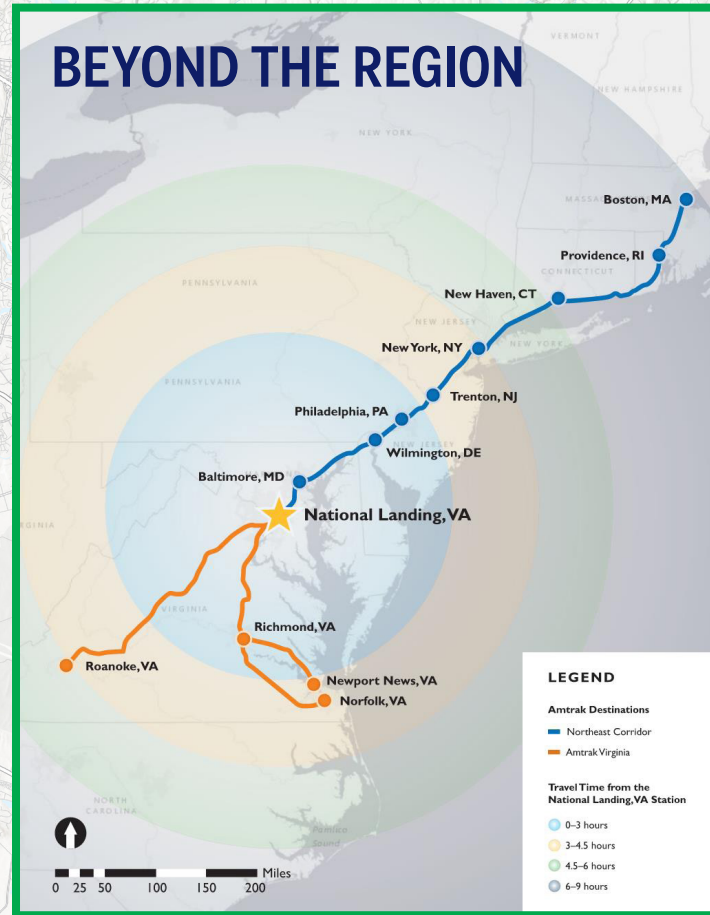
### THROUGH-RUNNING

Today, MARC trains end at Washington Union Station, but officials on both sides of the river are working on a plan that would bring MARC trains to National Landing in concert with the Long Bridge project. Such “through-running” trains would bring an additional **780,000** people from across the region within transit commuting distance of National Landing.

NATIONAL LANDING STATION



## BEYOND THE REGION



# ALL ABOARD TRANSFORMING RAIL IN NATIONAL LANDING

**NEW MARKETS OPENED  
WITH THROUGH-RUNNING\***

### KEY

- Within 60 minutes by transit to National Landing in AM peak, **without** through-running
- Within 60 minutes by transit to National Landing in AM peak, **with** through-running

\*Using GTFS data, commuting time is determined by current and modeled transit schedules. One hour refers to the transit plus walking time to reach a destination.

Estimates based on GIS analysis using US Census Bureau data. Results assume all three MARC lines serve L'Enfant, Crystal City, and Alexandria stations.

MANASSAS, VA

TYSONS, VA

SPRINGFIELD, VA

WOODBIDGE, VA

ROCKVILLE, MD

POTOMAC, MD

BETHESDA, MD

SILVER SPRING, MD

ROSSLYN, VA

UNION STATION, DC

NATIONAL LANDING, VA

ALEXANDRIA, VA

FORT WASHINGTON, MD

LAUREL, MD

BOWIE, MD

NEW CARROLLTON, MD

LARGO, MD

0 1 2 4 6 8 10 Miles

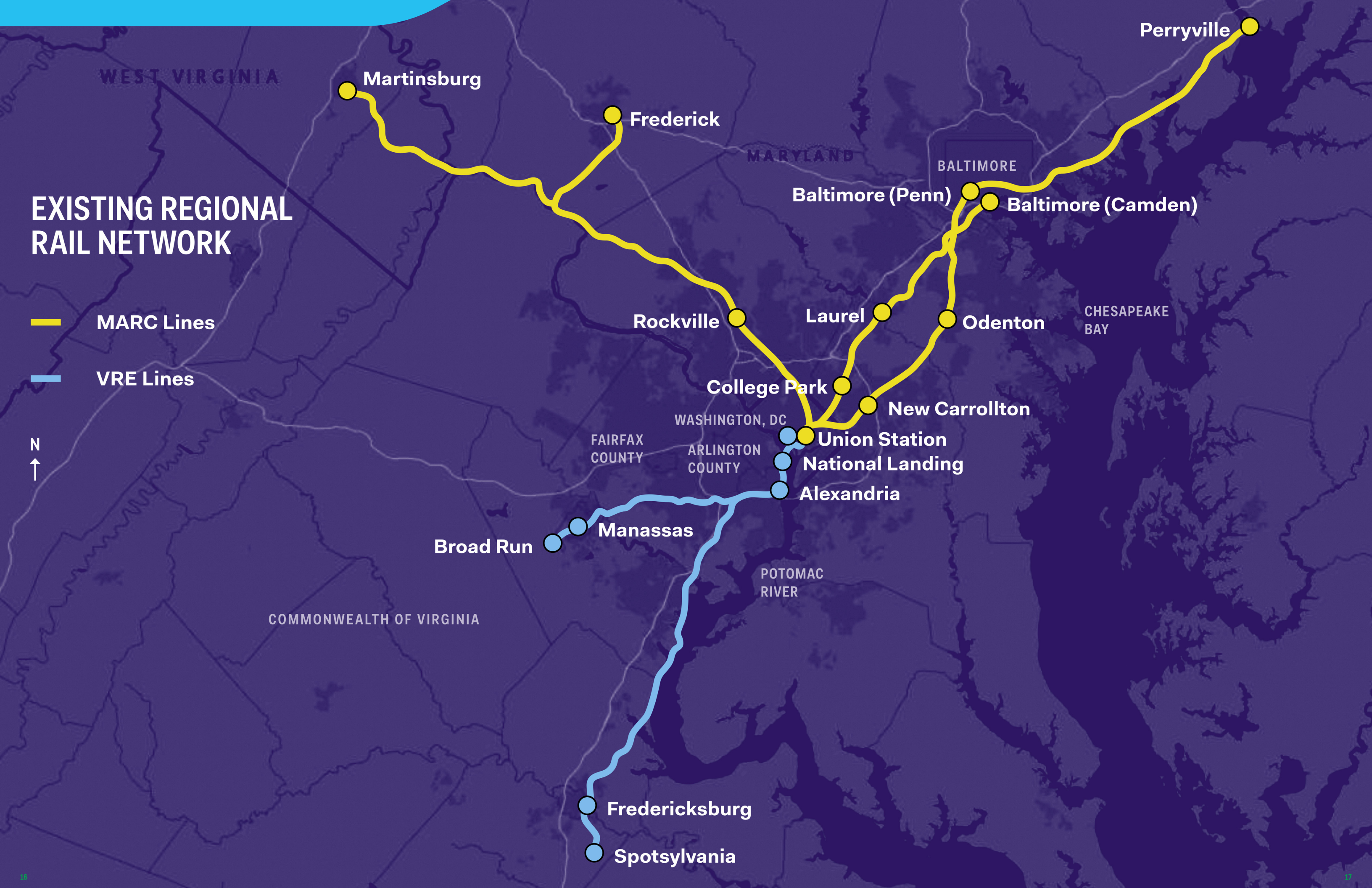




## EXISTING REGIONAL RAIL NETWORK

 **MARC Lines**

 **VRE Lines**





# BIG MOVES

## TRANSFORMATIVE PROJECTS

Mobility infrastructure can do much more than simply move people - it can entirely transform the essence of downtowns. National Landing is fortunate to have two such mobility investments in the pipeline that have the potential to redefine the downtown experience with iconic, best-in-class design focused on people and safety. Though much work and community engagement remains on both, the CC2DCA Multimodal Connector and the transformation of the Route 1 urban boulevard project are poised not only to meet important transportation needs, but also to serve as the catalyst for place-based economic development for years to come.

### CC2DCA: CRYSTAL CITY TO REAGAN NATIONAL AIRPORT MULTIMODAL CONNECTION (CC2DCA)

In 2018, the the National Landing BID shared a vision for a new, pedestrian-oriented connection linking Crystal City's main street to Washington National Airport less than one-third of a mile away. Not only will the project directly link downtown National Landing with a national travel hub, it will also create new synergies between the airport, VRE at National Landing Station, the airport Metro station, and the regional bicycle trail network via the Mount Vernon Trail.

In the spring of 2022, Arlington County formally initiated the required National Environmental Policy Act (NEPA) process for the CC2DCA project, which will evaluate a range of alternatives for a potential connection between Washington National Airport and Crystal City's main commercial street.

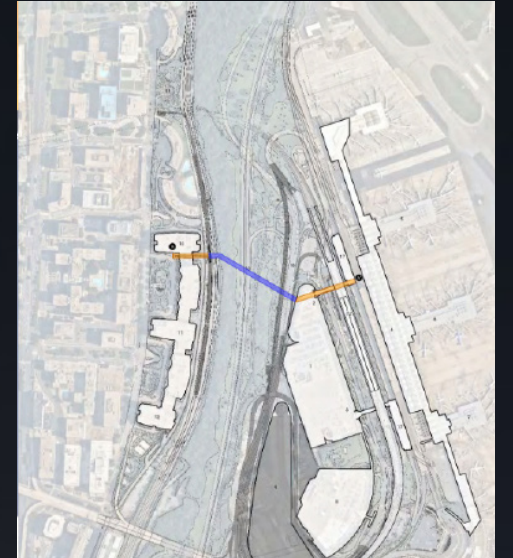
In October of 2022, Arlington County identified its preferred alternative alignment and facility type for the connection: a bridge stretching from the planned VRE rail station at 2011 Crystal Drive to Terminal B/C at National Airport. This alternative provides a direct connection between Crystal Drive, the relocated VRE Station at National Landing Station, the Mount Vernon Trail and DCA. Once completed, the journey from the foot of the bridge to the newly constructed security checkpoint at DCA would be about 1,300 feet.

The project is expected to complete the federal approval process in 2023 and though no official estimated delivery date has been announced, the BID anticipates that construction could start as early as 2025 and deliver as early as 2028. Once completed, the new CC2DCA Multimodal Connector would make National Landing the only downtown in the country with its main street within a comfortable 5-minute walk from a major airport.

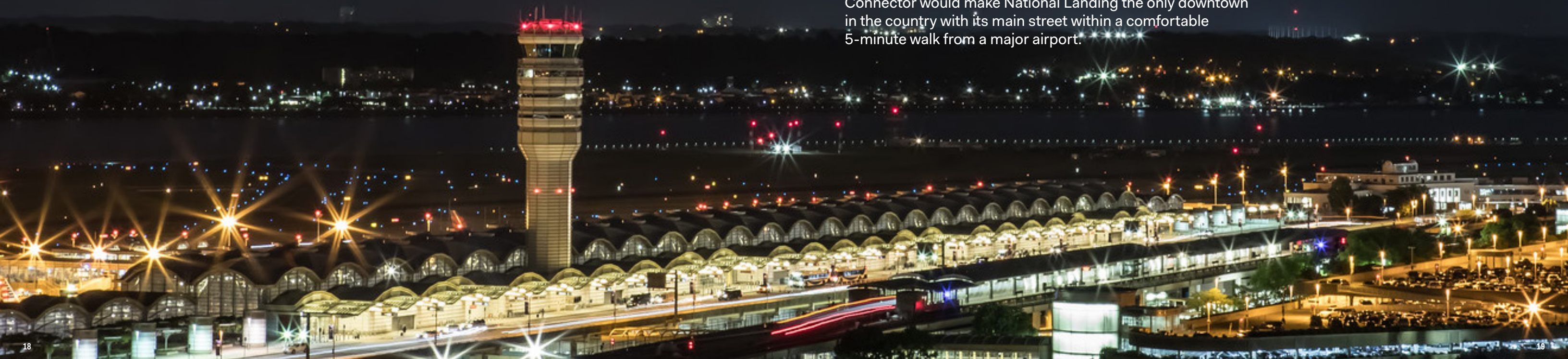
**Estimated Completion**  
2028

**Funding**  
Arlington County, Commonwealth of Virginia,  
Northern Virginia Transportation Authority

**Institution/Organization**  
Arlington County



Alternative 7D of the NEPA Analysis





# BIG MOVES

## TRANSFORMATIVE PROJECTS

VDOT's recommended  
Route 1 Boulevard  
includes

**190**  
trees and

**1.9**  
acres of removed pavement

**1+**  
mile of new, protected bike lanes

**6.5**  
reclaimed acres for new housing,  
retail, office and open space



## ROUTE 1 MULTIMODAL BOULEVARD

### ROUTE 1

The current Route 1 arterial was designed to promote high-speed car travel to and through National Landing. The resulting elevated highway serves as a barrier that divides the neighborhood and inhibits walkability. For those reasons, the BID included Route 1 as a key “Big Move” project in its 2018 Strategic Plan and released the “Reimagine Route 1” report in 2020 to help guide the community conversation around the boulevard project. The effort follows a nation-wide “Highways to Boulevards” effort to repair, rebuild, and reconnect communities once divided by highways to help guide the community conversation around the boulevard project.

In the fall of 2021, following nearly a year of public engagement and analysis, the Virginia Department of Transportation (VDOT) released a report recommending the transformation of Route 1 into an at-grade facility with narrower lanes, a slower speed limit, and space for an enhanced public realm and sidewalks. In late 2021, Virginia allocated \$134 million to support this recommendation and further refine the recommended design.

Once complete, Route 1 will be a slower, safer urban boulevard that promotes urban design and placemaking along with mobility. The removal of highway ramps will provide space for new homes, businesses and public amenities while the enhanced east-west connectivity will help knit the neighborhood back together.



## STRENGTHENING LOCAL TRANSIT

Mass transit is the backbone of National Landing's transportation network. The downtown's robust transit choices allow thousands of residents, employees and visitors to travel throughout the region quickly and conveniently, without worrying about traffic or parking. Building on those assets by adding capacity and increasing connectivity is the foundation of National Landing's long-term transportation strategy.

### Existing Assets:

- 3 metro rail stations
- 19 bus routes
- 4.5 miles of dedicated Bus Rapid Transit



### ACCESS TO CRYSTAL CITY: A SECOND METRO ENTRANCE

A second entrance at the Crystal City Metrorail station was initially envisioned in the 2010 Crystal City Sector Plan. Now underway, the project — which is expected to open in 2026— will help alleviate platform crowding while providing direct transit access to Crystal City's retail main street, Crystal Drive.

**Estimated Completion**  
2026

**Funding**  
Arlington County, Commonwealth of Virginia,  
Northern Virginia Transportation Authority

**Institution/Organization**  
Arlington County



### POTOMAC YARD ALEXANDRIA INFILL METRO STATION

The Potomac Yard Metro Station will serve a transforming urban neighborhood anticipating over 12 million SF of new offices, homes, and retail destinations, anchored by Virginia Tech's 1 million SF innovation campus and the Inova Healthplex. When complete, the neighborhood and the station will create a seamless, easily accessible urban district stretching from Braddock Road to Pentagon City.

**Estimated Completion**  
Mid-2023

**Funding**  
City of Alexandria, Commonwealth of Virginia,  
Developer contributions

**Institution/Organization**  
City of Alexandria



### TRANSITWAY NORTH TO SOUTH AND WEST

Construction began in 2022 on an expanded Transitway network of dedicated bus lanes better linking Crystal City and Pentagon City with fast, reliable transit. Following completion, Arlington County plans to launch a new, premium bus service that will connect National Landing with the growing Columbia Pike corridor. The frequent, high-capacity, all-day service of this new 16M bus line will enable a growing workforce to seek more affordable housing options and deliver new access to employment for thousands of residents along the Pike.

**Estimated Completion**  
2023

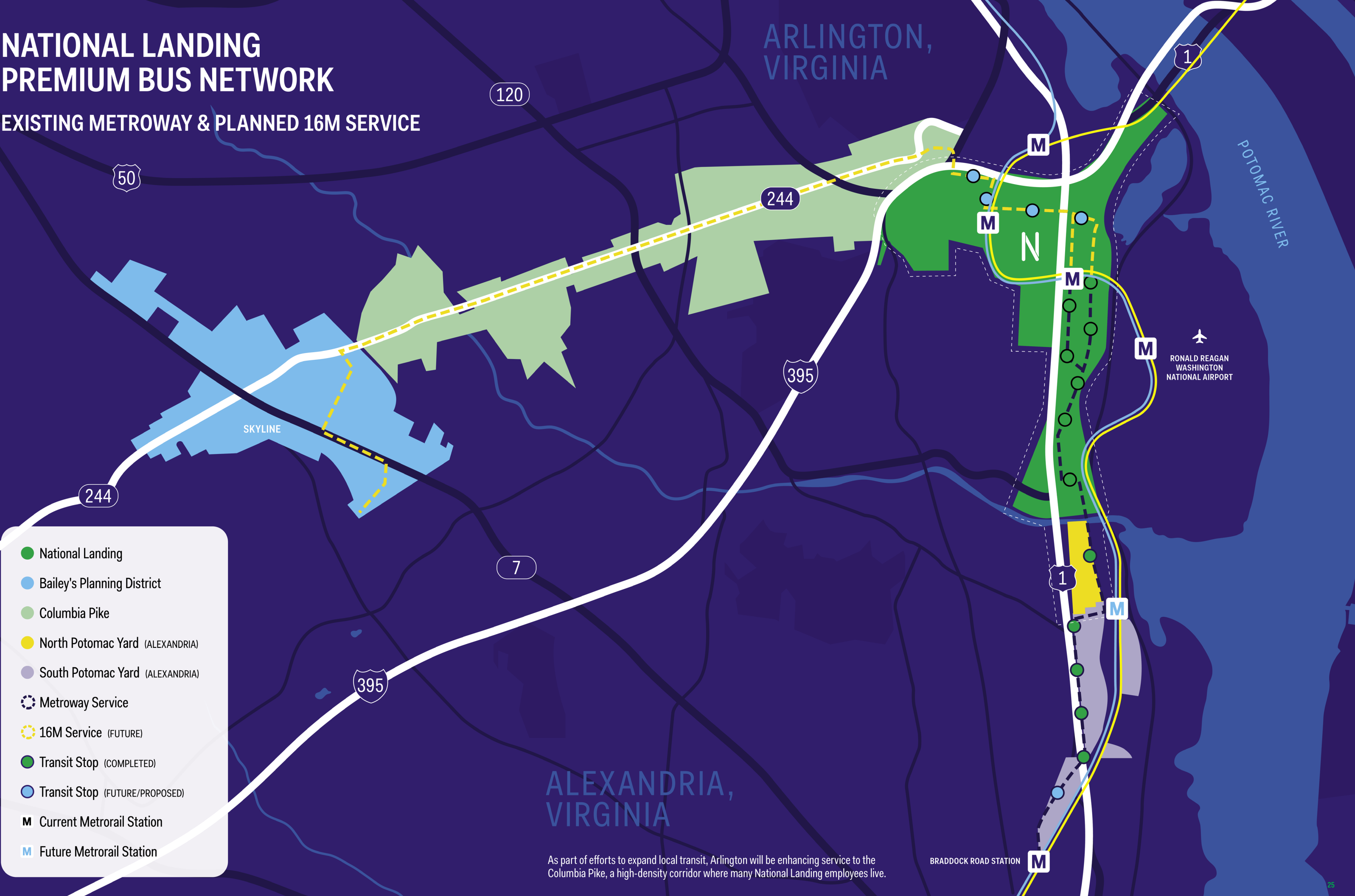
**Funding**  
Arlington County, Commonwealth of Virginia,  
Northern Virginia Transportation Authority

**Institution/Organization**  
Arlington County



# NATIONAL LANDING PREMIUM BUS NETWORK

EXISTING METROWAY & PLANNED 16M SERVICE



- National Landing
- Bailey's Planning District
- Columbia Pike
- North Potomac Yard (ALEXANDRIA)
- South Potomac Yard (ALEXANDRIA)
- Metroway Service
- 16M Service (FUTURE)
- Transit Stop (COMPLETED)
- Transit Stop (FUTURE/PROPOSED)
- M Current Metrorail Station
- M Future Metrorail Station

As part of efforts to expand local transit, Arlington will be enhancing service to the Columbia Pike, a high-density corridor where many National Landing employees live.

BRADDOCK ROAD STATION

M



# PEOPLE POWERED MOBILITY

## ENHANCING ACTIVE TRANSPORTATION

Putting “People Before Cars” means rethinking how we design roads and allocate limited mobility real estate. In National Landing, an unprecedented transformation is underway to reimagine our streets to prioritize active transportation. Already robust mobility assets like the 15 Capital Bikeshare stations, 8 miles of bike lanes and connections to more than 400 miles of regional trails will combine with major investments in walking, biking, and micromobility infrastructure including three miles of “green ribbon” pedestrian paths and a growing network of protected bicycle facilities. Upon completion, getting around National Landing on two wheels or two feet will be easier and safer than ever.



### CRYSTAL CITY BIKE NETWORK

In 2020, the Arlington County Board tasked staff with developing a plan for improving the bike network in National Landing east of Route 1. Working with community stakeholders, County staff have developed an enhanced plan that will greatly expand the existing network in Crystal City while enhancing safety as early as the end of 2024.

### ARMY NAVY DRIVE COMPLETE STREET

The goal of the Army Navy Drive Complete Street project is to improve the local connections between the Pentagon and the commercial, residential and retail services in Pentagon City and Crystal City. This project will provide a physically separated, two-way protected bicycle lane along the south side of Army Navy Drive, shorter and safer pedestrian crossings, and will accommodate future dedicated transit lanes. Along the span, some vehicle travel lanes will be reduced in number where appropriate and will be narrowed to dimensions appropriate for slower traffic movement. Construction is anticipated in Fall 2022 and conclude Summer 2025.

### GREEN RIBBON

The Pentagon City Sector Plan approved by the County Board in 2022 includes plans for three miles of new pedestrian paths woven throughout the neighborhood. Collectively known as the “Green Ribbon”, the paths are envisioned to be a dynamic urban thread that connects new public spaces and provides pleasant, direct walking routes to key destinations. Lush, sustainable landscaping will help create a sense of place while also promoting stormwater management.

**12+**

miles of existing and  
planned bike lanes

**20**

Capital Bikeshare Stations  
w/ 300+ docks

**300+**

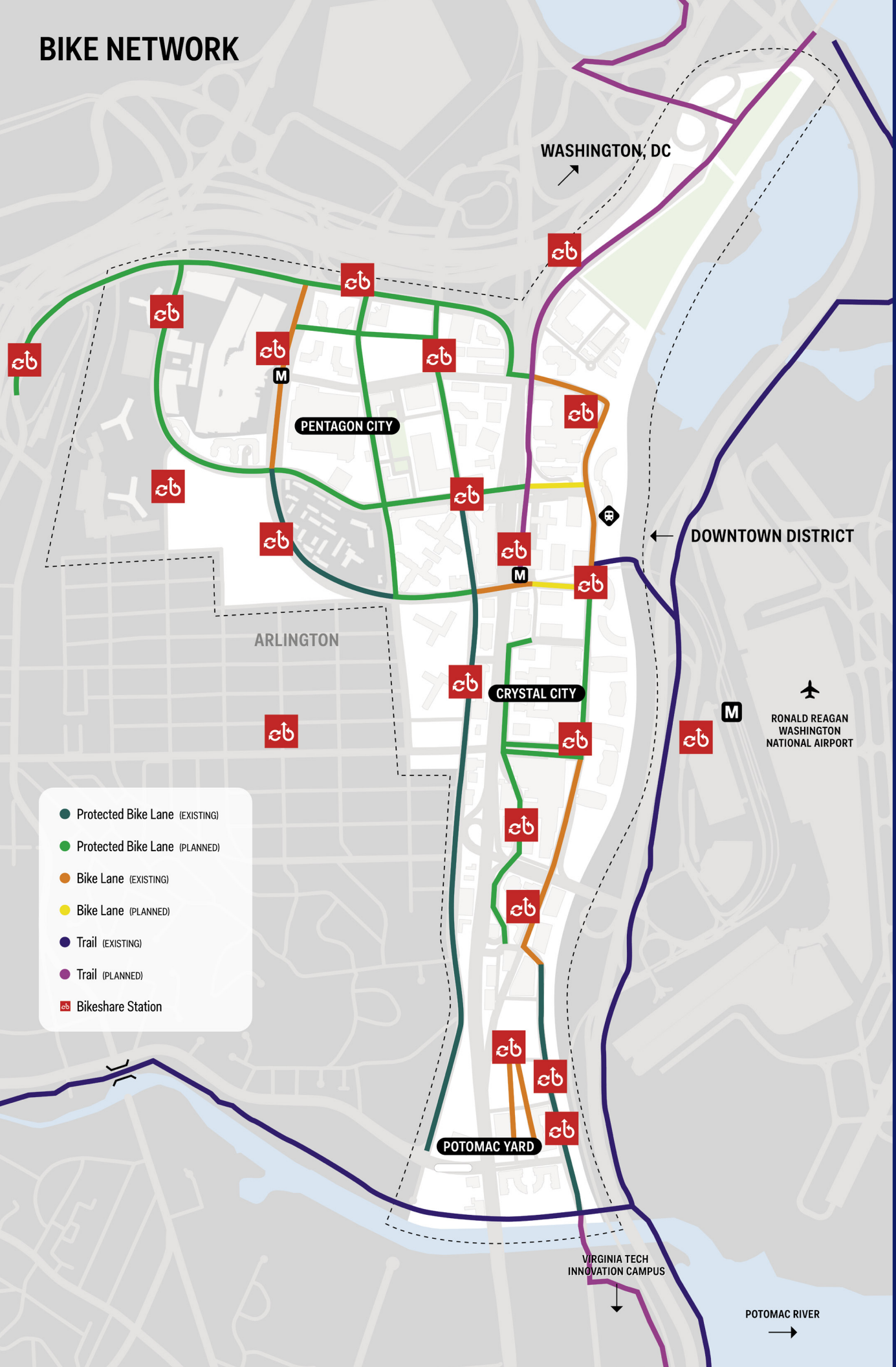
Miles of direct access to  
interconnection trails

**3**

Miles of dedicated  
pedestrian paths



BIKE NETWORK





## SAFE STREETS

With the majority of trips in National Landing occurring outside of cars, ensuring that our streets are safe for all users is paramount. Arlington County, the National Landing BID and community stakeholders are taking a holistic approach to improving pedestrian and bike safety. This includes retrofitting existing areas of conflict, increasing enforcement, and proactively planning for safety in new projects. Together, we're working to achieve Vision Zero by eliminating traffic deaths in the County.

### PEOPLE BEFORE CARS

In 2021, the National Landing BID partnered with the Washington Area Bicyclists Association (WABA), Sustainable Mobility for Arlington County, Arlington Families for Safe Streets, and JBG SMITH (and later The Coalition for Smarter Growth) to form the People Before Cars Coalition to advocate for a safer and more accessible transportation network.

### COMPLETE STREETS

Arlington County has committed \$220 million to more than 20 complete streets projects in National Landing as part of a broader effort to improve safety for all road users. These projects involve retrofitting existing roadways to add protected bike lanes, reduce crossing distances for pedestrians, improve lighting and enhance access to transit.



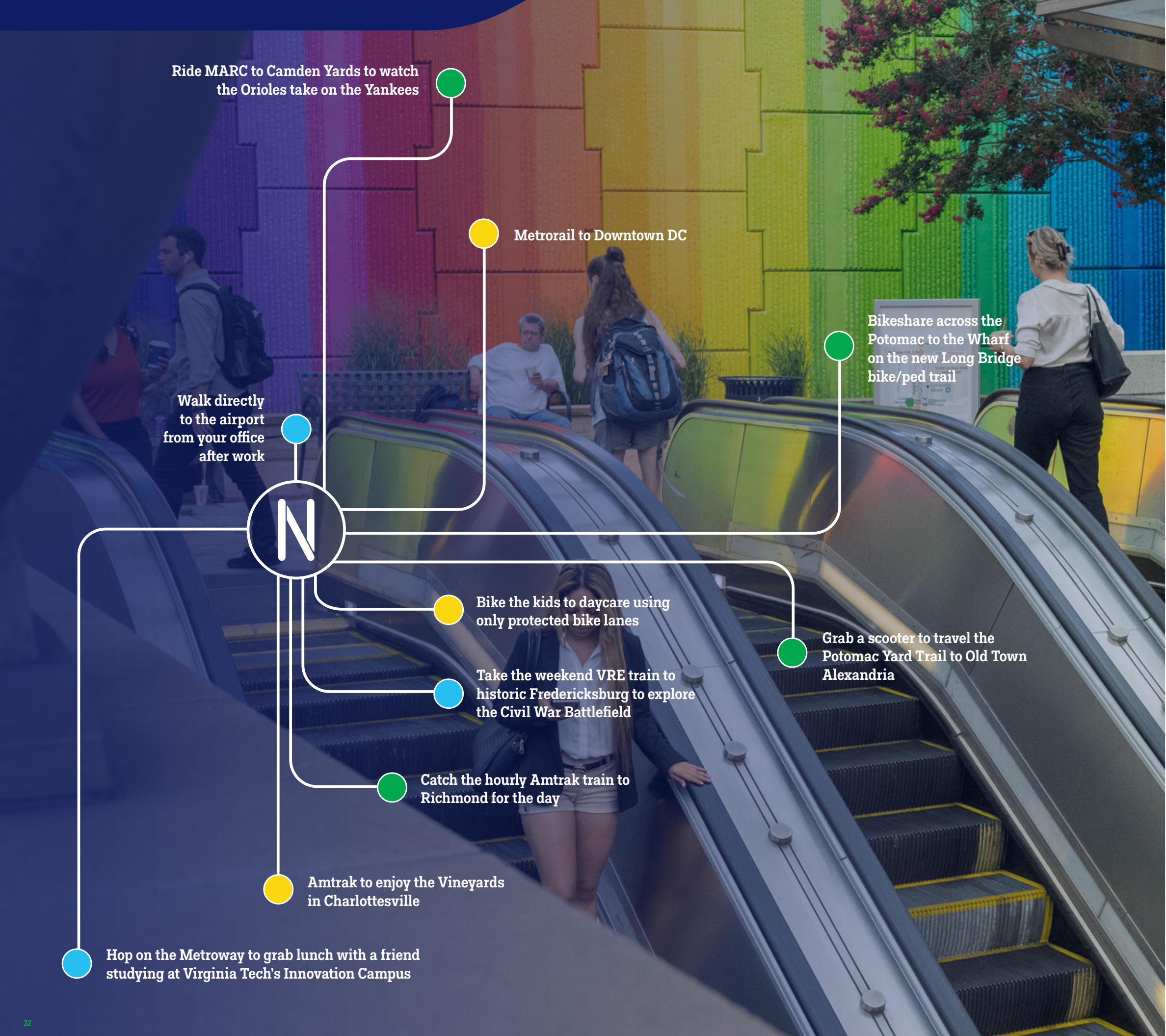
# 20+

Complete Streets Projects;  
costing \$220 million

### TOP PROJECTS UNDERWAY:

Army Navy Drive Complete Street  
South Eads Street Complete Street  
15th Street South/South Clark-Bell  
Street Realignment  
18th Street South Realignment  
23rd Street South Realignment





Ride MARC to Camden Yards to watch the Orioles take on the Yankees

Metrorail to Downtown DC

Bikeshare across the Potomac to the Wharf on the new Long Bridge bike/ped trail

Walk directly to the airport from your office after work



Bike the kids to daycare using only protected bike lanes

Take the weekend VRE train to historic Fredericksburg to explore the Civil War Battlefield

Grab a scooter to travel the Potomac Yard Trail to Old Town Alexandria

Catch the hourly Amtrak train to Richmond for the day

Amtrak to enjoy the Vineyards in Charlottesville

Hop on the Metroway to grab lunch with a friend studying at Virginia Tech's Innovation Campus

# NATIONAL LANDING IN 2030

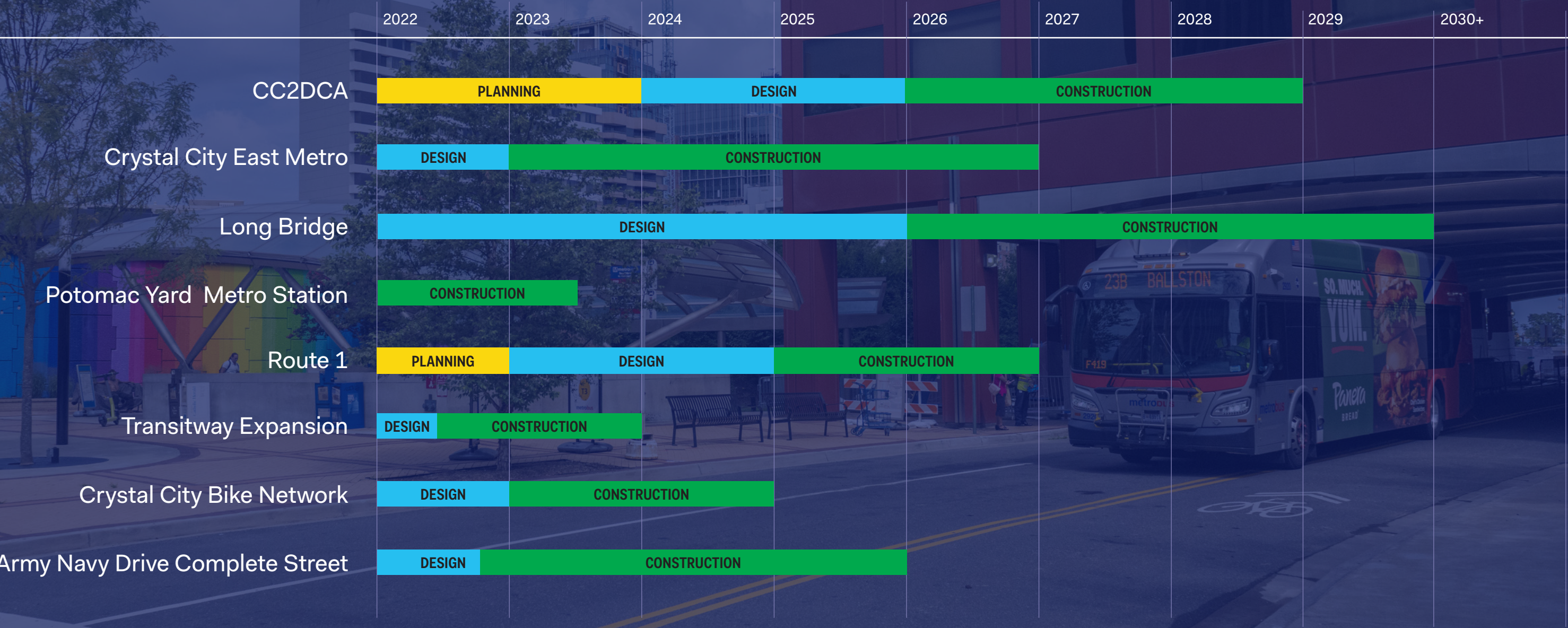
National Landing's downtown is currently in a transformational phase of evolution. Guided by a singular vision that links multimodalism and next-generation mobility with land use and economic development, the public and private sectors are together investing billions into the transportation network. Through the initiatives outlined in this Mobility Next report, National Landing is becoming a safer, more equitable, and more accessible downtown.

Combined with the myriad private development projects that are reshaping National Landing's sidewalks and streetcapes, National Landing is experiencing a once-in-a-lifetime reinvention rapidly delivering walkability and human-scaled mobility across the entire downtown. Once completed, National Landing will exhibit unparalleled mobility access — where you can catch the Metro across town for lunch, a train to New York or Richmond for the night, or a flight to a vacation in the Caribbean, all within walking distance.



# PROJECT TIMELINE

Note: The timelines provided here are estimates developed by the BID and are intended for informational purposes only. Sidewalk improvements and bike lane projects constitute dozens of separate projects and are not included on this timeline.







N

**National Landing Business Improvement District**  
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**NATIONAL  
LANDING**

