



**NATIONAL
LANDING**
PENTAGON CITY
CRYSTAL CITY
POTOMAC YARD

June 28, 2024

Mr. Dan Reinhard, P.E.
Virginia Department of Transportation
4975 Alliance Drive
Fairfax, VA 22030

Dear Mr. Reinhard,

On behalf of the Crystal City, Pentagon City, and Potomac Yard business community, the National Landing Business Improvement District (BID) would like to provide comment for the Virginia Department of Transportation's (VDOT) Route 1 Phase 2 Draft Report.

The National Landing BID commends VDOT for prioritizing this transformational project. Urbanizing Route 1, as recommended in your draft report, is an important step to establishing a more people-centric urban destination. We applaud VDOT's big strides to advance one of National Landing's Big Move projects and look forward to seeing this project come to fruition.

Travel Lanes

One of the goals of urbanizing Route 1 is to transform this fast-moving highway into a safe, walkable urban boulevard. This goal becomes more challenging if the travel lanes remain 11 feet. Various studies show wider lanes encourage faster vehicle speeds. According to the American Association of State Highway and Transportation Officials Green Book, 10-foot lanes should be considered the minimum standard for urban boulevards like Route 1. Additionally, the gutter pan width should be considered part of the curb lane width calculation. Adding it helps to understand the actual width of the curb lane, and we'd like the report to reflect the total ROW lane width, which is 13 feet.

20th Street Intersection

The intersection at 20th Street and Richmond currently includes hotels anchoring two of its corners. In the coming year, a 355-unit residential building with over 10,000 SF of ground-floor retail will also be completed at the adjacent corner. We expect this intersection to be a vibrant, multi-modal hub along Route 1 and we recommend VDOT consider adding protected intersections for pedestrians and bicycles crossing 20th at Route 1. Forcing pedestrians and bicycles to cross here without added safety precautions increases the risk of unnecessary fatalities at this location.

Walk/Roll Zone Buffer

We are thrilled the report includes bicycle facilities as a part of this transformational project. We recommend the project team be intentional about differentiation of the roll zone from the walk zone - perhaps by making the sidewalk and the roll zone different colors or by applying different materials, or by using a grade change or physical barrier such as a planting strip between the sidewalk and roll zone. We recommend doing more than a simple paint stripe to ensure these infrastructure improvements yield the safest protection for all users.

**NATIONAL LANDING
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Double Turn Lane On 15th Street

The proposed double left-turn lane from eastbound 15th Street onto Northbound Route 1 is incompatible with a pedestrian-friendly, urban boulevard. It introduces “multiple threat” crash risks to a location that is currently uncomfortable for pedestrians. We recommend removing this vehicle turning movement from this intersection.

In all, we are excited to see the Draft Route 1 Report include many improvements that will ultimately deliver a safer and more connected downtown here in National Landing. We look forward to continuing working with VDOT in seeing this project completed.

Sincerely,

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

Tracy Sayegh Gabriel
President & Executive
Director
National Landing Business Improvement District