



**NATIONAL  
LANDING**

PENTAGON CITY

CRYSTAL CITY

POTOMAC YARD

June 30, 2022

Arlington County Board  
2100 Clarendon Boulevard  
Arlington, VA 22202

Dear Chair Cristol,

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 2023-FY2032 proposed Arlington County Capital Improvement Plan (CIP).

As the County returns to the traditional 10-year CIP, investments included in this fiscally responsive plan will signal to the marketplace that the future of Arlington, its downtown and urban corridors are resilient and have a promising post-pandemic future. We acknowledge and commend the County staff and County Board for successfully navigating through the past unprecedented pandemic years and look forward to more promising years ahead.

This CIP outlines critical investments for National Landing and prioritizes projects that will support a people-centric, multi-modal network, delivering next generation mobility. We applaud the County's focus on big move transportation investments like the CC2DCA Intermodal Connector, delivering a new Crystal City East Metro Station, expanding the VRE station, and a furthering key complete street project. These fundamental projects are necessary to fulfilling our vision of becoming one of the most walkable and connected urban downtowns in country and the BID acknowledges the County's funding necessary to bring these projects to fruition.

As an opportunity to ensure important transportation projects in National Landing are adequately funded, the BID encourages the County to update the Master Transportation Plan (MTP). We know that updated policy guidance emphasizing Vision Zero priorities are necessary when reflecting the realities of key projects like Route 1, Long Bridge, and implementing the Pentagon City Sector Plan.

This year the County developed key recommendations to improve the Crystal City Bike Network (CCBN) and the BID commends staff for prioritizing this important planning document. While this interim plan will deliver a fully operational bike network, we know that it does not address a long-term plan to truly enhance bike facilities. The BID encourages the County to prioritize funding for a fully operational plan that furthers bike and pedestrian goals that can only be achieved as larger projects get underway. Additionally, the BID encourages the County to consider advancing the timing of a newly proposed project to build a low-stress bike facility along Long Bridge Drive connections.

Regarding the 23<sup>rd</sup> Street realignment project, the BID supports the County's consideration to fully fund improvements necessary to create a thriving intermodal corridor. The BID appreciates the County prioritizing this important project and requests the Board's consideration to proceed this calendar year without hindering the 223 23<sup>rd</sup> Street development project which is currently underway.

While not in the CIP, the urbanization of Route 1 is one of the BID's "big move" projects and remains a fundamental investment for achieving a well-connected urban downtown. The BID encourages the County's continued support to champion this vital project to a achieve a vision zero-centered outcome. Urbanizing Route 1, by bringing it down to grade at 15<sup>th</sup> and 18<sup>th</sup> street, offering protected bike lanes and narrower vehicular lanes, with slower speed limits within a well-designed ROW is a critical component of National Landing's vision to becoming a connected and walkable downtown. We commend the County's commitment to this charge and support dedicated funding in future years to fully realize this important project.

**NATIONAL LANDING  
BUSINESS  
IMPROVEMENT  
DISTRICT**

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Investing in National Landing's parks and open space highlights the importance of creating a livable downtown community. The BID looks forward to accelerating key open space projects like the Bell Street Center Park and its Grand Stair amenity as planned with the delivery of 1900 Crystal Drive, as well as advancing more quickly the 15<sup>th</sup> Street interim park, which is another premiere amenity necessary to fully realize the "Green Ribbon" concept to unify our district. We also point to the important need to fund a planning process for the Virginia Highlands Park—which has community support and is an important asset in National Landing.

The BID welcomes the arrival of a new County Library which will serve as an important community gathering space in an area that lacks such facilities.

We also see an opportunity to utilize TIF investments more strategically to deliver many of 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", written in a cursive style.

Tracy Gabriel  
Executive Director  
National Landing Business Improvement District