



NATIONAL LANDING

PENTAGON CITY

CRYSTAL CITY

POTOMAC YARD

March 22, 2022

Mark Schwartz
County Manager
County Manager's Office
2100 Clarendon Blvd., Suite 318
Arlington, VA 22201

Dear Mr. Schwartz,

On behalf of the Crystal City, Pentagon City, and Potomac Yard business community, the National Landing Business Improvement District (BID) expresses appreciation for the opportunity to provide input on the development of the Arlington County Capital Improvement Plan. As the County returns to the standard 10-year Capital Improvement Plan (CIP) outlook, investments included will send an important signal to the marketplace on the future of Arlington and its downtown, urban corridors. As such, the BID recommends prioritizing bold investments in mobility and parks infrastructure in National Landing that fulfill the guidance of existing plans for Crystal City and Pentagon City as well as meet the evolving needs of the community in a post-pandemic environment.

The most recent CIPs have outlined key mobility investments that have focused on connectivity and multi-modalism that will enable National Landing to further develop into one of the most connected urban districts in the country. We support prioritization of investments in the Crystal City East Metro Entrance, CC2DCA, the Transitway expansion, and the vast collection of projects included in the "Crystal City, Pentagon City, Potomac Yard Complete Streets" program.

In addition, the BID encourages the County to explore opportunities to supplement the \$134 million investment provided by the Commonwealth of Virginia to implement the conversion of Route 1 into an at-grade, walkable, urban boulevard. Additional detail on the BID's recommended transportation and mobility priorities are outlined in the BID's Transportation Committee letter to you dated March 22, 2022.

Now more than ever, investments in parks and open spaces are crucial to ensuring a livable and resilient downtown community and employment center. The BID looks forward to the implementation of many new, contemporary open spaces being delivered through Amazon's HQ2 investments at Metropolitan Park and PenPlace. The BID also sees opportunities to extend Pentagon City's "Green Ribbon" concept throughout National Landing to better link open spaces within and beyond the district. Such connections could include Alexandria's Potomac Yard Linear Park and Roaches Run, which could replicate the popularity of Teddy Roosevelt Island.

More specifically, the BID sees delivery of Metro Market Square and Center Park as top priorities. These Sector Plan envisioned open spaces were key to ensuring that enhanced open space would deliver on pace with new development. Ensuring these projects are funded will go a long way to meeting the goals and expectations of existing plans.

Finally, the BID would like to recognize the incredible amount of effort and time spent by County staff developing several CIPs over the past several years during the COVID-19 Pandemic. Developing the CIP over the standard two-year interval itself is a heavy lift, let alone crafting four unique editions over the same period. Staff should be applauded for these efforts to develop multiple CIP's that are both fiscally responsible and responsive to the needs of the collective Arlington community. Additionally, we encourage the County to continue to consider opportunities to leverage the established Tax Increment Financing (TIF) funding to facilitate delivery of transformational projects that continue to drive economic development in the National Landing Area.

We truly appreciate the County's commitment to National Landing's mobility and livability, and hope our input is useful as you prepare your recommendation for the forthcoming CIP.

Sincerely,

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

NATIONAL LANDING
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