



**NATIONAL
LANDING**

PENTAGON CITY

CRYSTAL CITY

POTOMAC YARD

March 14, 2022

Michael Cullen
Department of Community Planning, Housing & Development
Planning Division
2100 Clarendon Boulevard
Arlington, VA 22201

Dear Mr. Cullen,

On behalf of the Crystal City, Pentagon City, and Potomac Yard business communities, the National Landing BID offers the following feedback on Block Plan M – 2250 Crystal Drive and 223 23rd Street.

As proposed, the proposed project and associated Block Plan outlines implementation of much of the vision outlined in the Crystal City Sector Plan. Specifically, the project will initiate the narrowing of 23rd Street, a keystone change that will lead to major safety improvements with the intersection of Route 1 and South Clark Street and greatly improve pedestrian safety. Additionally, the provision of new protected bicycle lanes along 23rd Street further contributes to the expansion of a safe, connected network throughout National Landing.

Further, the BID supports the phased approach to the delivery of Open Space #10 which cannot be physically realized without the redevelopment of 2221 South Clark Street. Seeking an expansion of this open space from that subsequent development is not unreasonable and is in the spirit of delivering coordinated and incremental development.

Block Plans are intended to “support coordinated, incremental redevelopment in Crystal City that is consistent with the design vision for the area as outlined in the Crystal City Sector Plan.” They cannot, however, anticipate all future redevelopment scenarios or the sequence of phased development. Though the National Landing BID strongly supports transitway operations, concerns for interim operations that result from anticipated but as of yet undefined redevelopment of 2221 and 2111 South Clark Street are most suitably addressed during future Block Plan considerations.

More generally, the BID would also like to outline two useful clarifications that were not included as part of the applicant nor County presentations as part of this engagement:

- The County’s 2015 Retail Plan offers useful guidance for retail uses along the 23rd Street corridor. Specifically, this street is designated as a “Gold” Street which explicitly permits “Retail Equivalents” which in some cases can include residential amenities.

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- The County presentation includes an illustrative map from the Sector Plan titled “Sector Plan Guidance.” The graphic, however, illustrates the existing condition of the Crystal City Underground. Though the Sector Plan narrative includes guidance for “...a continuous pedestrian connection extending from 12th Street south to 23rd Street...” the intent was not to replace the Underground in its present state given the incredible challenges associated with incremental development, changing market conditions, grade, and competing Sector Plan Goals. Instead, the spirit of a continuous underground connection is illustrated in Figure 3.9.3 titled “Retail Frontage and Interior Pedestrian Concourse Map” on page 107.

These clarifications may prove useful to the Site Plan Review Committee discussion/deliberation and County Staff evaluation. Thank you for the opportunity to offer feedback for this important development project.

Sincerely,

Tracy Sayegh Gabriel

A handwritten signature in black ink that reads "Tracy Gabriel". The signature is written in a cursive, flowing style.

President & Executive Director
National Landing Business Improvement District

