



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,

We are writing on behalf of the Transportation Committee of the National Landing Business Improvement District (BID). As detailed in the BID's 2020 report [Mobility Next](#), National Landing is in the midst of an unprecedented transformation that will make it the best-connected downtown in the country. The County's leadership in multi-modal mobility is a significant competitive advantage, helping us attract new companies, residents and visitors while generating economic growth. This renaissance has been made possible by decades of forward thinking and strategic investments in transportation infrastructure by County, regional and state governments. While we are already seeing returns on those investments, much work remains to complete the transformation and follow-through on the plans now underway.

With that in mind, we respectfully offer the below list of transportation priorities for your consideration as you prepare recommendations for the 2023-2032 Capital Improvement Plan (CIP):

- Route 1: The conversion of Route 1 from an elevated freeway to an urban boulevard has the potential to be the most significant project in National Landing since the construction of metro and is the keystone of the downtown's broader transformation. Virginia's recent investment of \$134m brings the project closer to fruition, but an estimated \$46m of additional funding is needed before the project can move forward. We encourage the County to follow Virginia's lead in demonstrating its commitment to the project by allocating funds toward its completion in the forthcoming CIP.
- Crystal City East Entrance: Transit is the backbone of National Landing's mobility network, and the planned Crystal City East Entrance will help expand the reach and value of one of our most important existing assets. With significant funding already secured from regional and state sources, it is critical that the County maintain its funding commitment to the project to ensure it can move forward without delay as soon as the design is completed.
- CC2DCA: Like Route 1, CC2DCA has the potential to reshape National Landing to promote multi-modal mobility and increase our competitive advantage. No other business district in the country can boast an international airport within walking distance. We understand that the Department of Environmental Services (DES) has already allocated a portion of the "Crystal City, Pentagon City and Potomac Yard Streets" program towards funding the current environmental approval phase of the project. Given the 10-year horizon of the forthcoming CIP, we encourage the county to formalize its existing allocation by making CC2DCA a discrete project within the CIP and including funding in the appropriate years for construction.
- Transitway Extension: The extension of the Crystal City-Potomac Yard Transitway to Pentagon City will create a spine of dedicated, high-capacity

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transit connecting all the major activity centers within National Landing to one another. With design well underway and construction imminent, we trust that the County will maintain its long-term commitment to this vital project within the CIP.

- Crystal City, Pentagon City, Potomac Yard Streets: This program within DES has been used to fund a range of mobility projects that help put people before cars in National Landing. These include streetscape improvements along Eads Street, restoration of two-way traffic on Crystal Drive, and the demolition of the South Clark Street bridge. The consistent, incremental improvements enabled by this program have been vital to the overall effort of transforming mobility in National Landing. We encourage the County to continue its commitment in the forthcoming CIP. This will help support future projects, like the planned Crystal City Bike Network, which is set to be implemented by 2024.

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 next generation mobility in National Landing and hope our input is useful as you prepare your recommendation for the forthcoming CIP.

Sincerely,
Harmar Thompson
LCOR
Co-Chair, Transportation Committee

Jay Corbalis
JBG SMITH
Co-Chair, Transportation Committee