

Development Updates

Crystal City Citizen Review Committee (CCCRC) Meeting

On Wednesday, October 26, ARCA, AHCA, and Crystal City representatives on the CCCRC met with Arlington County staff to discuss in more detail proposed metrics for monitoring Crystal City re-development. This meeting was a working session on measurements for various aspects of the CC Sector Plan, such as land use, building height, affordable housing, open space, community buildings, energy and environment, and transition edge planning. The County already collects much of the relevant data, but additional measurement criteria were considered. Current plans are to discuss transportation metrics in early December.

Big Box Store Ordinance

In October the County Board approved a change to the zoning code to require large scale retail stores ("Big Box") of 50,000 square feet or more to acquire a Use Permit before they can build the store. This means the request would have to come before the County Board for approval where impacts such as traffic could be considered. Two possible locations for these stores in our neighborhood are the "Aireco" site (currently for lease), which is between Fort Scott Drive and the Sewage Treatment Plant, and the Porsche dealership, which is on the "other" side of Glebe Road before Four Mile Run. Previously, this size store could be built by-right without County Board approval.

Monument View/Boeing Company Site Approval

On October 18th the County Board approved a 453,422 square foot office building on an approx. 4 acre site between 6th & 10th St. on the North Tract planning area north of Crystal City. The matter was controversial for several reasons, such as removal of the "mixed use" (residential and retail) from the site, architecture, and location next to planned future Long Bridge Park. Although the Planning Commission voted to deny the application, the Board approved it, citing the importance of having the regional Boeing Headquarters located in Arlington. For comparison, this office space is about 1/4 the amount proposed for the PenPlace site in Pentagon City, and the Monument View/Boeing site is approximately 1/2 the size of PenPlace.

Pentagon Row Plaza Re-Design

AHCA President Mike Dowell arranged an informal meeting to look at Federal Realty's conceptual plans for a re-design and upgrade of this popular plaza. Mike, Nick Giacobbe, Kathy Landis, and Susan English looked at ideas for the space. The ice rink (open Nov-March) would be lengthened (but not widened), making it about two-thirds of regulation size. Mature trees would be kept; a lawn with curved path would replace current pavement, two 900 sq. ft. freestanding retail spaces would be added at opposite

ends, and other features for seating, fountains, and play space would replace existing ones. Outdoor restaurant seating would mostly remain as is in the warmer months. Federal Realty will present the plan for community comments at the monthly AHCA Meeting, November 9 at 7pm at the Aurora Hills Community Center. They plan to go to the County Board December 10. If you enjoy and use the plaza, and want to see what's proposed, November 9 is your opportunity.