

RESOLUTION OF THE  
ARLINGTON RIDGE CIVIC ASSOCIATION  
Adopted, September 17, 2015

WHEREAS, Zip Code 22202 (Crystal City, Pentagon City and the surrounding neighborhoods represented by the Arlington Ridge and Aurora Highlands Civic Associations) is tantamount to a walled fortress isolated by Interstate 395 to the north and west, untraversable railroad tracks to the east, and Four Mile Run to the south, with only a scant few gateways allowing vehicular access to, and egress from 22202 from the north and south – none from the east and west; and,

WHEREAS, the Metropolitan Washington Council of Governments predicts that the overall Metro population will grow by more than a million in coming years and its Transportation Planning Board predicts that the percent of the area's population that currently relies on automobiles as their primary means of travel will remain exactly what it is today, producing ever more traffic congestion which we have already begun to experience given new development to our south that has produced increased traffic moving through 22202 on a daily basis, as well as along our edge on I-395; and,

WHEREAS, Arlington County has adopted the Crystal City Sector Plan along with various Phased Development Site Plans and individual Site Plans which effectively provide 22202 developers with license to construct large new buildings during the coming years that will vastly increase the population density within 22202, including not just residents, but also commuting office employees and visitors; and,

WHEREAS, the County's Site Plan review process only looks at the immediate impact of new construction, one building at a time, on the immediate surrounding area rather than looking at proposed new site plans holistically, in broader context as, for example, they will impact the overall livability within 22202 in years to come once the new development that has already been authorized to be built is eventually constructed; and,

WHEREAS, Vornado is now seeking to amend the General Land Use Plan (GLUP) and up-zone its 37-acre River House property (from RA6-16 to CO 1.5) that lies within ARCA's residential neighborhood in order to allow it to build an additional 1,084 residential units above and beyond those already authorized to be built in 22202; NOW THEREFORE,

BE IT RESOLVED that, as part of the River House GLUP study process, the Arlington County Board should authorize, provide for, and direct the conduct of a comprehensive study by an independent, reputable third party to determine that amount of additional density 22202 can reasonably accommodate without compromising the area's livability (and rent-ability) in light of prospective traffic and transit congestion, as well as additional demands for fire, police, school and green space infrastructure likely to result from the eventual build-out of all development in 22202 that has already been authorized by County Sector, Phased Development, and individual Site Plans; and further that the Board should seek funding for this study from Vornado and other owners of commercial properties potentially entitled to build new density in 22202.