

Livability 22202

Developing better, more livable neighborhoods in and around Pentagon City and Crystal City.



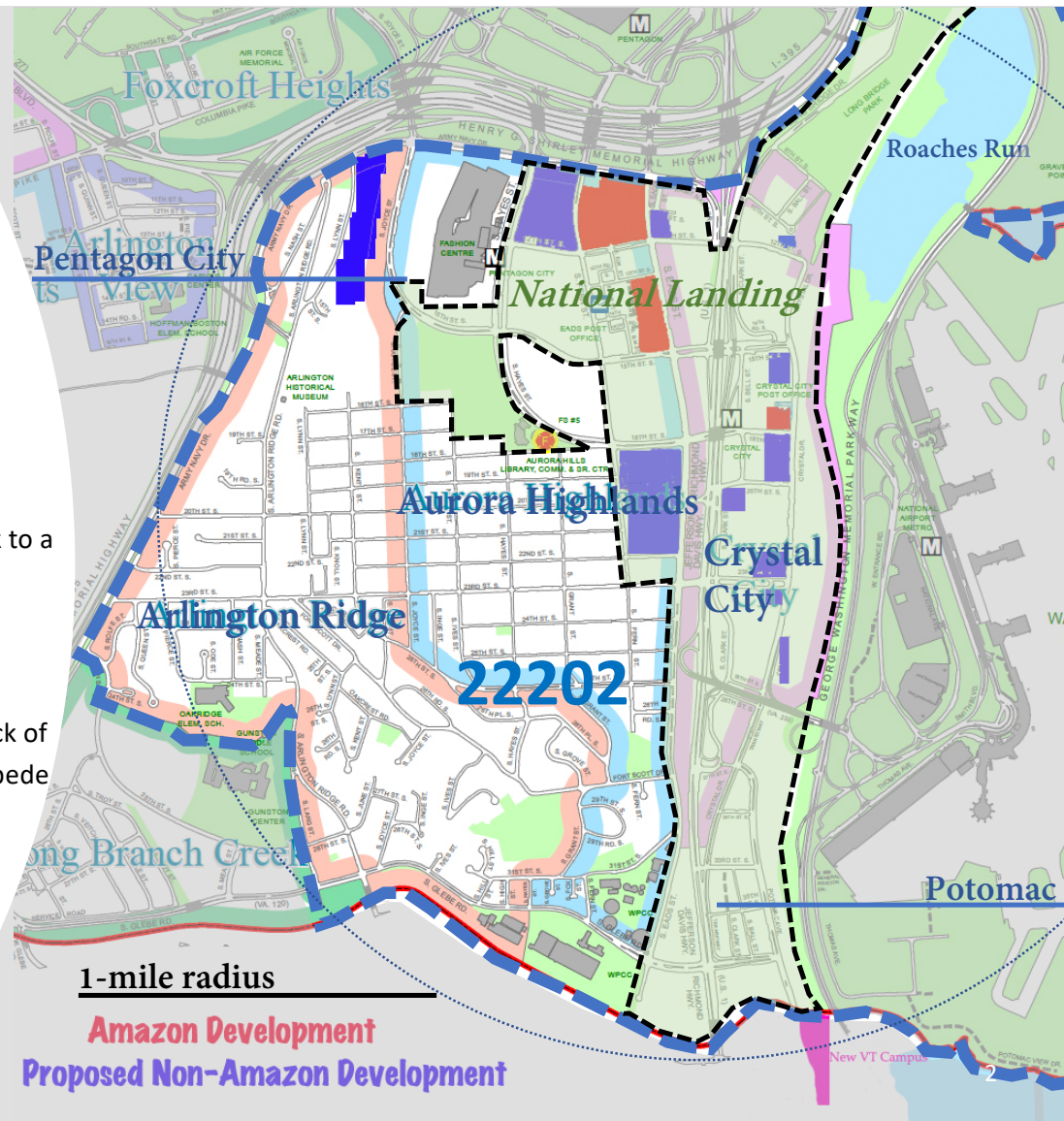
November, 2019

22202 Context

- Bounded by I-395, Four Mile Run and the Potomac River
- Diverse residential environment with well-established and emerging neighborhoods.
- Technology hub transitioning from federal government focused work to a more commercial mix. Hit hard by BRAC, Great Recession
- Crystal City Sector Plan (2010), Pentagon City PDSP (1976)
- Millions of sq ft of development moving into planning cycle
- Legacy of large privately owned superblocks, aging infrastructure, lack of open space, limited community facilities, and connectivity issues impede ability to foster a vibrant community and realize its full economic potential

	Year	Population	Projected Population	Change %
Area	2020	2035	2050	2020-2050
RB Corridor	35,476	45,700	51,500	45.2%
Richmond Hwy Corridor	15,983	24,800	32,400	102.7%
Columbia Pike Corridor	18,401	20,600	27,100	47.3%
Rest of Arlington Cty	49,225	51,700	53,600	8.90%

Source: Arlington County Profile 2024 (updated graphic)



November, 2019

Livability Action Plan

- The residents of 22202 from Arlington Ridge, Aurora Highlands, and Crystal City have committed to tackling the challenges facing our area with holistic strategies based on shared livability themes to create a better, more livable city.
- Our shared area encompasses diverse populations and neighborhoods, yet we have many common needs. Designing a livable city requires a comprehensive approach to shaping the built environment to enhance the physical and social health and well-being of all inhabitants and to strengthen community.
- The Livability 22202 framework is designed to work within existing county plans and policies but aims to establish consensus-driven themes while allowing for creativity by residents, businesses, and developers.
- The Action Plan identifies specific objectives and outcomes needed to accommodate the expected growth in the area over the next decade.



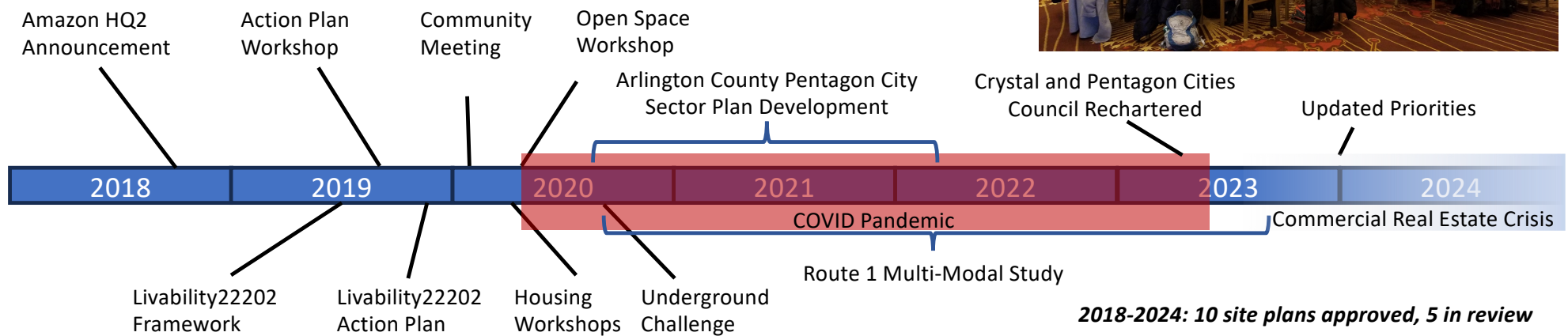
November, 2019

Livability Priorities

- Address Housing Affordability
 - *Consider housing affordability across our entire community, bringing equitable housing security to all residents*
- Provide Essential Services Across the Community
 - *Centrally located, walkable library, community center, and elementary school spaces, Daycare, Dog Parks, & Urgent Care*
- Foster Environmental Sustainability
 - *Advance sustainable building design practices, Open Space, Community Gardens, Biophilic approaches*
- Encourage Engagement, Arts and Culture
 - *Arts and performance spaces, Design for community building, Full time senior center, Community programming*
- Extend the Multi-Modal Transportation Network
 - *Integrated pedestrian trail network, Bike Element, Short journey options, Improve Rt 1 East-West connectivity, Improved multi-modal options within & beyond 22202*



Livability and Other Key Events 2018-2024



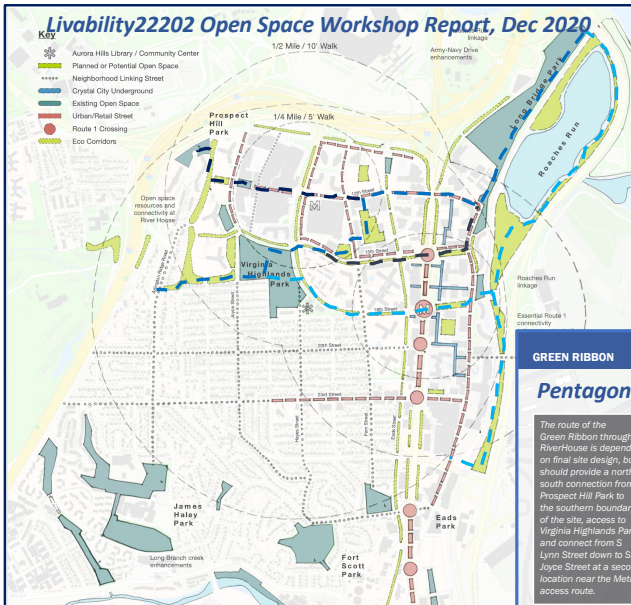
- *Livability Workshops participants included > 100 members of the community across 3 civic associations, commission members, developers and other stakeholders - **Community invited developers, commissions, county staff and experts***
- *Action Plan and Workshop Reports used as inputs to the Pentagon City Sector Plan Development, Arlington County Capital Improvement Project Planning – **Major Elements of Livability are now codified in County Planning Documents***
- *Approved site plans have increased pipeline of housing at across at multiple levels of affordability – **Good progress toward housing affordability goals***
- *However, still awaiting significant progress toward implementing major community needs: Community Center, Library, Schools - **Delivery of community infrastructure may significantly lag the population growth***

Livability22202 Updated Priorities Dec 2023

- **Elementary School** - The County must resolve the current overcrowding at Oakridge Elementary School and Gunston Middle School, and plan for the forecasted increase of the student population. Specifically, 22202 needs an additional elementary school that is centrally located and walkable.
- **Community Center** - The neighborhood needs a centrally located community center that meets the needs of our current and future population. The center should retain the existing senior programs and community room and include additional features to be identified in community workshops.
- **Libraries** - The existing Aurora Hills library requires updating to modern functionality. A larger centrally located library is needed in addition to a smaller, separate library branch in Crystal City.
- **Planning, Design and Delivery of Open Space** - Throughout 22202, the community needs more green open space and less hardscape, while preserving and increasing tree canopy. The addition of new county facilities (school, community center, library) should not decrease the net amount of open space. Delivery of planned parks should not lag new building construction. Crystal City and Virginia Highlands Park planning should begin immediately to identify community needs and ensure they are met concurrent with development.
- **Green Ribbon**- The Green Ribbon is a continuous, ecologically-informed, connected pedestrian and bike network throughout 22202 that increases porosity through the superblocks. It connects the three neighborhoods of 22202 and should be formally extended into Crystal City. Landscape design should support the local ecosystem and more detailed design guidelines (and schedules) should be developed for the Green Ribbon through a community-driven process



Green Ribbon: Open Space Workshop to Sector Plan to Site Plan

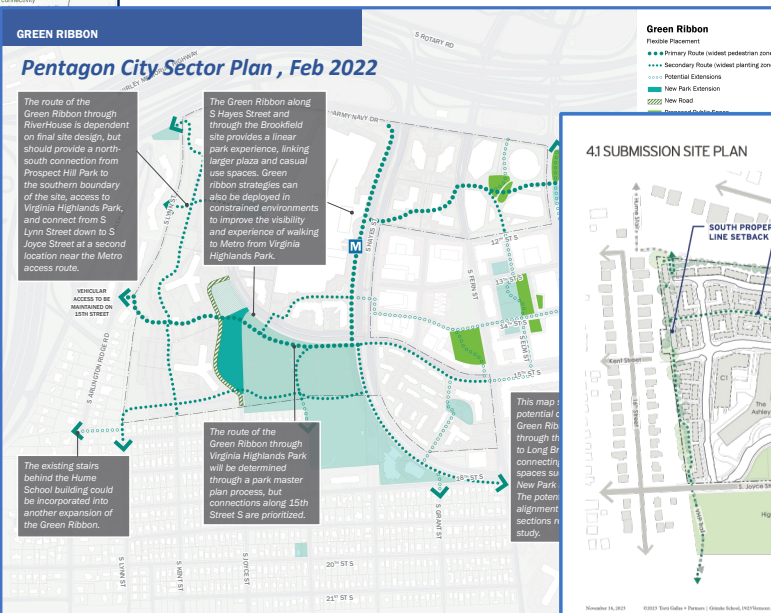
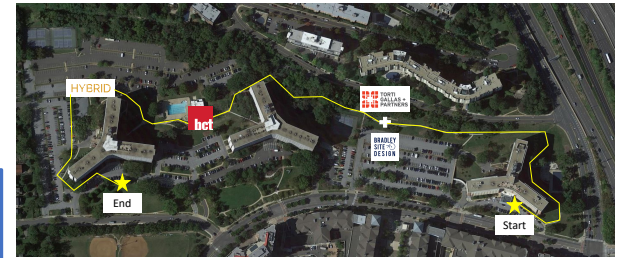


Pentagon City Planning Study Walking Tour, June 2021



Riverhouse On Site Walking Tour, Nov 2023

Riverhouse Site Walk Map



Livability2202 Open Space Workshop Feb 2020

