



**NATIONAL  
LANDING**

PENTAGON CITY

CRYSTAL CITY

POTOMAC YARD

May 19, 2022

The Honorable Pete Buttigieg  
Secretary of Transportation, USDOT  
1200 New Jersey Avenue, S.E.  
Washington, DC 20590

Dear Secretary Buttigieg,

On behalf of the Crystal City, Pentagon City, and Potomac Yard business community, the National Landing Business Improvement District (BID) expresses its support for the Virginia Department of Transportation (VDOT) application with the U.S. Department of Transportation for the FY 2023 Multimodal Project Discretionary Grant Program (MPDG).

In late 2018, with the announcement of an agreement to bring [Amazon's new corporate headquarters to Crystal City](#), the Commonwealth of Virginia identified improvements to Route 1 as one of five transportation projects to be fully or partially funded by the Commonwealth. The Commonwealth's commitment to Amazon is to improve safety, accessibility, and the pedestrian experience crossing Route 1.

This grant request will allow Virginia to convert the Route 1 corridor in Arlington into a multimodal urban boulevard that prioritizes pedestrian safety in a walkable environment. VDOT will develop appropriate multimodal solutions for Route 1 to meet National Landing's transportation needs with the coming of Amazon and other related developments.

The purpose of this project is to identify enhanced multimodal connectivity and accommodations along and across Route 1 in Crystal City, to meet the changing transportation needs of this growing urban activity center. The need for this project is two-fold:

- Multimodal transportation demand is increasing from the creation of an additional Amazon U.S. Headquarters (HQ2), Boeing global headquarters and other ongoing residential and office development in National Landing
- These areas are already heavily developed with limited space for expanding the footprint of the transportation network

Here is why the U.S. Department of Transportation's support will have the greatest impact:

- **Multimodal safety and reliability and congestion reduction:** Ultimately, a safe transportation network for people walking, biking, taking transit, and driving benefits daily quality of life for its users. The Route 1 corridor will serve all users, which is tied to the Vision Zero Plan. Lower speeds and traffic volumes will improve safety in the corridor.
- **State of good repair:** The Route 1 urban boulevard project will remove three bridge structures from the VDOT inventory, reducing long term maintenance costs. Modifications to the I-395 interchange will remove a structurally deficient bridge and avoid future replacement or rehabilitation costs, while also extending the urban boulevard to the north contributing to lower speeds.
- **Economic impacts, freight movement, and job creation:** This project has the potential to spur development with a connected pedestrian grid and supports movement of Amazon employees and associated mixed-use development in the area. It increases the accessibility to job centers through the proposed access improvements. The Route 1 urban boulevard project will create approximately 6.5 acres of excess right-of-way resulting in more than \$10M of developable land.
- **Climate change, resiliency, and the environment:** This project will result in reduced greenhouse gas (GHG) emissions. New transit service, as well as enhanced opportunities for walking and biking are more environmentally friendly than single-

**NATIONAL LANDING  
BUSINESS  
IMPROVEMENT  
DISTRICT**

2011 Crystal Drive  
Suite 205  
Arlington, VA 22202  
nationallanding.org

occupant vehicle trips. VDOT is committed to implementing a robust TDM strategy that is consistent with the results of the ongoing TDM study. Planned improvements to the Crystal City Metro Station and the Crystal City VRE Station also support the necessary mode shift.

- **Equity, multimodal options, and quality of life:** More travel choices will be made available creating more walkable neighborhoods that result in a higher quality of life. The downtown area can become reconnected to create space for public transit, walking, and cycling. Arlington County supports affordable housing options that will provide opportunities for existing and future residents of all income levels.
- **Innovation areas:** This project provides multiple innovative solutions, such as a progressive design-build strategy, a pilot safety project to implement near-miss crash technology in National Landing, as well as value capture through land sales for either funds or in-kind support of National Landing elements.

This project satisfies all the merit criteria outlined in the federal grant opportunity, especially the priorities of providing multimodal enhancements, economic benefits, state of good repair, environmental, and equity benefits.

This MPDG grant application has been developed to make a strategic request within the maximum allowed federal funding limit with the state funding the remaining cost. VDOT has also worked with the Governor and General Assembly to allocate funding sources for the required funding match.

I can assure the U.S. Department of Transportation that its investment in National Landing will have a significant, measurable impact on the economic health, well-being, and safety of citizens. VDOT is completely committed to this project and will readily apply expertise and plans already in place to efficiently implement this important initiative that is detailed in the grant application.

Please accept this letter of recommendation as an indication of the National Landing BID's support for the VDOT's request for the USDOT MPDG funding opportunity.

I ask that you give this proposal every appropriate consideration. Should you or your staff have any questions, please feel free to contact me at [Tracy@nationallanding.org](mailto:Tracy@nationallanding.org).

Sincerely,



Tracy Sayegh Gabriel  
President & Executive Director  
National Landing Business Improvement District