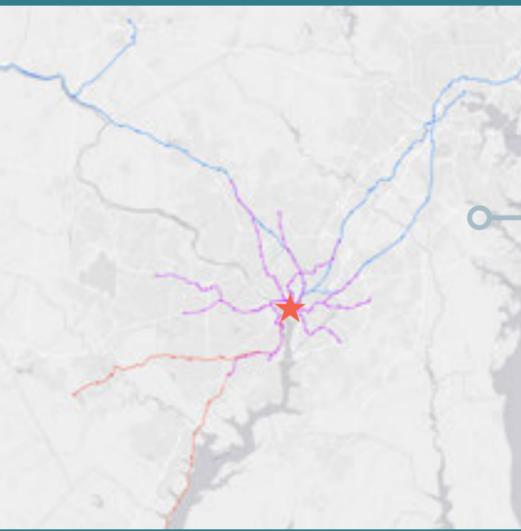


### LARGE, WALKABLE DOWNTOWN DISTRICT

With approximately **12 million square feet** of office, **15,250 residential units**, **5,900 hotel rooms**, and **hundreds of storefronts**, the Crystal City area is a major downtown district similar in scale to downtown Austin.



### REGIONAL MULTIMODAL SYSTEM

Every day, nearly **21,000 passengers** enter or exit the VRE and the Crystal City and Washington National Airport Metrorail stations.



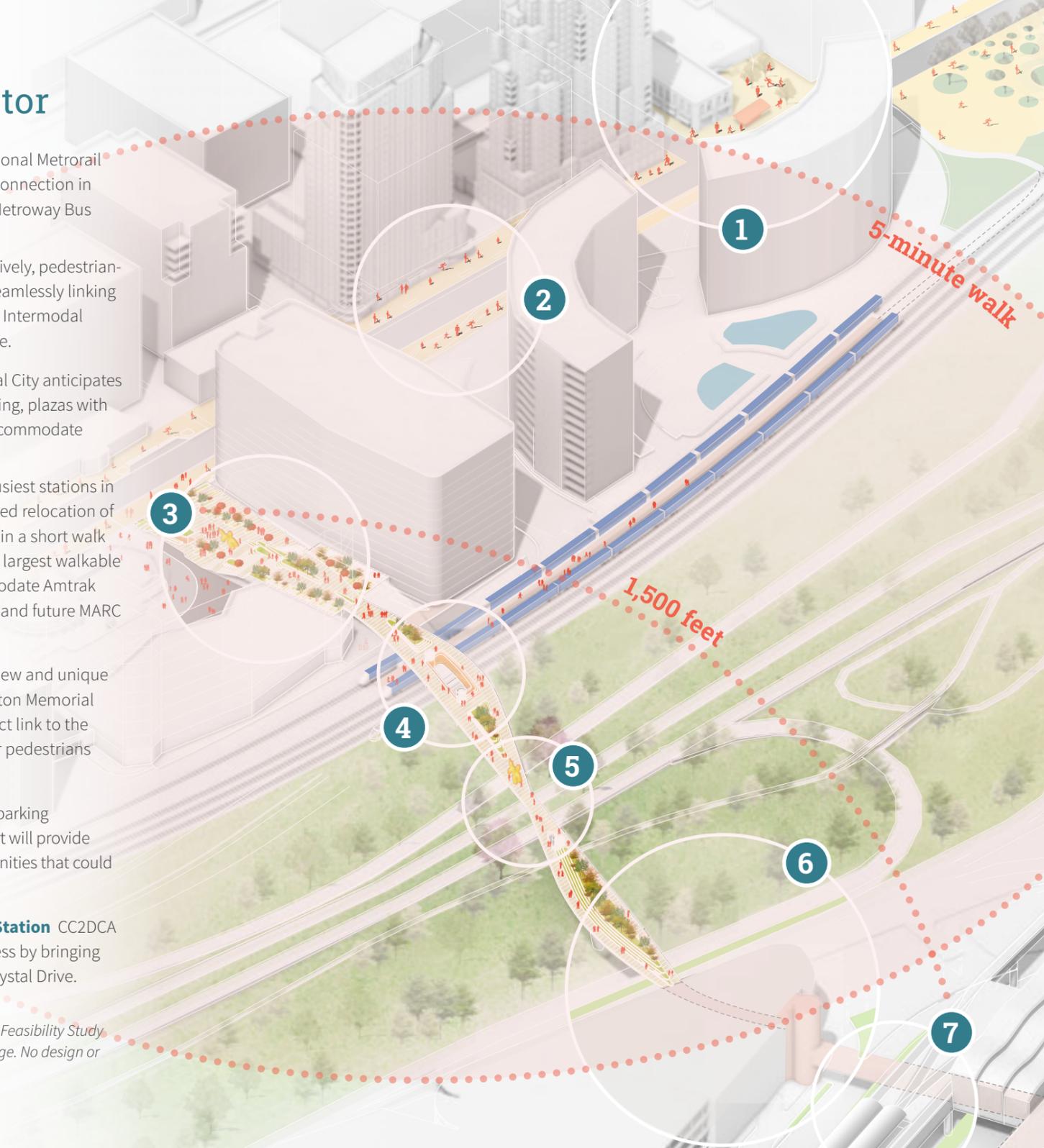
### WASHINGTON NATIONAL AIRPORT

Over **20 million people** travel between nearly **100 destinations** around the country.

## Intermodal Connector

- 1 Crystal City Metrorail Station** The additional Metrorail entrance on Crystal Drive will provide a new connection in the core of Crystal City, directly feeding into Metroway Bus Rapid Transit and Virginia Railway Express.
- 2 Crystal Drive** Crystal Drive will serve as a lively, pedestrian-oriented corridor of commercial storefronts seamlessly linking residents, workers, and visitors to the CC2DCA Intermodal Connector through a vibrant, urban experience.
- 3 Crystal City Gateway** The arrival in Crystal City anticipates a hub of activity, including restaurants, shopping, plazas with seating and public art, and the potential to accommodate airport pick-up and drop-off.
- 4 Crystal City VRE Station** As one of the busiest stations in the regional commuter rail system, this planned relocation of the VRE station will place rail passengers within a short walk to the airport and the Main Street of Virginia's largest walkable downtown. Future conditions could accommodate Amtrak service, which already shares tracks with VRE and future MARC run-through service.
- 5 Mount Vernon Trail** CC2DCA will offer a new and unique way to celebrate the historic George Washington Memorial Parkway, a national cultural asset, with a direct link to the National Park Service's Mount Vernon Trail for pedestrians and cyclists.
- 6 Airport Gateway** Rethinking the existing parking structure where CC2DCA connects to the airport will provide an opportunity for new pre-security check amenities that could serve as a place to wait for and greet travelers.
- 7 Washington National Airport Metrorail Station** CC2DCA will augment local and regional Metrorail access by bringing a second station within walking distance of Crystal Drive.

*Note: All graphics are derived from the 2018 CC2DCA Feasibility Study and are conceptual, illustrative, and subject to change. No design or engineering has yet been completed.*



FROM Vision TO Action

# CC2DCA

INTERMODAL CONNECTOR

## Background

Arlington County's 2010 Crystal City Sector Plan laid the foundation to transform Crystal City into an economically sustainable neighborhood with enhanced multimodal connectivity. In 2017, the Crystal City Business Improvement District (BID) initiated the CC2DCA Feasibility Study to help realize the plan's goal for enhanced airport connectivity. The Study introduced the forward-looking concept of the CC2DCA Intermodal Connector: a dynamic link that would stitch together disconnected transportation infrastructure between Crystal City and National Airport to better serve existing development as well as planned growth.

## Vision

Through a context-sensitive and dynamic pedestrian connection, the CC2DCA Intermodal Connector will seamlessly link the multitude of transportation assets in the heart of Crystal City into a vibrant, multimodal hub, positioning the district to attract expanded VRE operation, MARC, and Amtrak service. The Connector is envisioned as the centerpiece for sustainable, next-generation transportation connectivity in a growing urban center.



## Transformative Impact

While Crystal City and National Airport are less than a quarter-mile apart as the crow flies, a busy rail corridor and the historic George Washington Memorial Parkway separate these two economic engines. CC2DCA not only links the airport to Crystal City, but also unlocks unique opportunities to enhance mobility and support planned economic growth.

1

### INTERMODAL INTEGRATION

Significantly enhance regional access and reduce congestion by making direct connections to regional rail and bus service, including Amtrak service, and providing direct walking links to a major downtown district and regional trail facility.

2

### ENERGIZED MAIN STREET

Bring airport travelers and employees to the largest downtown (or urban) business district near an airport in the United States.

3

### SUSTAINABLE GROWTH

Provide a landing pad for increased housing and jobs in the region's core, rich with a resilient infrastructure network.

## What's Next?

Following the release of the CC2DCA Feasibility Study in early 2018, the project was included in Arlington County's 10-year Capital Improvement Program (CIP), a key recommended action item of the study. In late 2018, the Virginia Economic Development Partnership and Arlington County revealed that the CC2DCA Intermodal Connector was included as one of five core infrastructure investments to be funded as part of the Amazon incentive package.

While CC2DCA offers a seemingly simple solution to connecting Crystal City and Washington National Airport, its design and construction will involve conducting a federally overseen environmental process, including coordinating with local and federal agencies, railroads, private property owners, and residents. Stakeholder advocates are key to the project's success, such as:

- › Arlington County advancing the project and leading the NEPA, design, and ultimately the construction phase of the project
- › Developers repositioning their properties to better meet current market economics and design aesthetics
- › Transit providers striving for increased visibility and ridership potential
- › Trail advocates seeking improved access to the regional trail network
- › Residents advocating for community amenities and improved connectivity
- › Visitors benefiting from unparalleled multimodal access to the DC region and beyond

Supporting the implementation of the CC2DCA Intermodal Connector is a "big move" strategy identified in the Crystal City BID's 2019 strategic plan. This investment, along with other improvements, will enable the area to achieve the next-generation mobility necessary to support sustainable transportation choices and effectively accommodate planned growth. Implementing bold visions like CC2DCA requires strong leadership, thoughtful collaboration, and dedication. Help make the CC2DCA vision a reality by staying connected and engaged.

#### CONTACT

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Visit [www.cc2dca.com](http://www.cc2dca.com)  
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