

This month's newsletter includes updates on neighborhood development, transportation impacts, County decisions, and association leadership opportunities. As Potomac Yard Arlington Civic Association continues to evolve, we are working to ensure residents remain informed and represented in conversations that affect our community.

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President's Report

On February 24, I met with the Neighborhood Services Division Chief and the Arlington Neighborhoods Program Supervisor. I am pleased to share that the County will assign a Planner to work with PYACA as we begin creating a [Neighborhood Plan](#) for Potomac Yard. A Neighborhood Plan establishes long-term guidance for development, transportation, parks, housing, and neighborhood character, and once adopted it becomes a reference point for major projects affecting Potomac Yard for years if not decades.

Once PYACA is formally admitted to the Arlington County Civic Federation, we will be able to appoint up to four representatives. These roles give our neighborhood a voice in countywide discussions. If you are interested in helping represent Potomac Yard, please consider stepping forward.

The County's neighborhood grant application period opens in about one month. We will apply for up to \$1,000 to support a potential neighborhood block party, and this effort will be led by a committee.

As we take on these efforts, we are also seeking residents willing to step into formal roles within the Association. We are currently looking for individuals interested in serving as Treasurer, committee chairs, or general committee members. These roles are important not only for advancing current initiatives, but for ensuring that PYACA remains stable, credible, and sustainable beyond the involvement of its founding members.

If you are interested in taking on a leadership role or contributing to a committee, please reach out at president@pyaca.org. Committees currently operate primarily through dedicated email chains, allowing residents to participate at a level that fits their availability while still contributing meaningfully to the future of the neighborhood.

PYACA works best when participation is broad and shared. Residents who are interested in contributing to the long-term strength of the Association are encouraged to reach out.

Lastly, our next meeting will be on **March 29th at 6 pm** at the Eclipse Community Room or on Zoom. Reach out at president@pyaca.org if you haven't received the meeting invite.

NEIGHBORHOOD UPDATES

Our First Neighborhood Social Event: March 29 Oyster & Beer Festival at Kaldi's (Social All Day Bar)

Thanks to the tireless efforts of our Membership Coordinator, Nikki Robinson, we're collaboratively hosting an Oyster & Beer Festival on Sunday, March 29 from 12 pm to 4 pm. The flyer is attached to this e-mail. Oysters on ice will be served alongside craft beer pairings, vintage-inspired brunch plates and live jazz music by DWQ Jazz. This event will also be an opportunity to recruit and promote our organization. Thanks to Nikki for her hard work on making this event happen.

Update regarding Commercial Space at 3600 South Glebe Road

The commercial representative serving as a Director on the Eclipse Condo Board provided an update on February 24th. He noted that Artemis (commercial owner) has reached out to 40 grocery store operators. Out of those 40, 32 have passed due to concerns that have been expressed previously around the subterranean nature of the space, limited external visibility, and increased competition in the area. Of the remaining eight, six have not responded to follow-up emails or phone calls, leaving two still under consideration. While acknowledging that Amazon Fresh has vacated the neighboring location, he noted that also adds a vacant potentially competing space. He concluded by asking the neighborhood to continue supporting the other retail spaces within the Eclipse community, noting that potential candidates for the major space would be more interested in moving onsite if they see cross traffic from consumers.

Proposed 398-Unit Development on Land Bay C West

A development concept has reportedly been pitched for Land Bay C West, which is the last remaining undeveloped parcel in the neighborhood. It would bring a roughly 398-unit apartment building to the site.

The property sits within the Potomac Yard Phased Development Site Plan area and is currently zoned to allow a mix of uses under the County's long-range plan. Prior approvals split the larger Land Bay C into East and West; Land Bay C East has already been developed with Hazel and Azure, while Land Bay C West remains undeveloped and consists today of surface parking serving nearby uses.

The developer's pitch reportedly envisions a large residential project that would replace the surface parking and add a number of new homes near transit and neighborhood

amenities. While formal site plan documents are not yet publicly available, the proposal is being discussed as the next major development opportunity in Potomac Yard.

Here are key points of interest about this proposal that matter for our neighborhood:

- **Housing scale:** A 398-unit building would represent a substantial addition to the local housing supply on one of the few undeveloped parcels left in Potomac Yard.
- **Location:** Land Bay C West sits just south of existing development and near transit connections, making it a walkable, transit-oriented site.
- **Planning process:** Any residential or mixed-use project on this site would require County review and approval through the phased development and site plan amendment process, which includes opportunities for public input.
- **Community context:** This concept highlights continuing evolution in Potomac Yard's built environment and underscores why ongoing discussion and engagement from neighborhood residents matters.

Metro Weekend Station Closures and Shuttle Service

WMATA has announced a series of planned weekend closures affecting Crystal City Metro station and, on certain weekends, the National Airport and Potomac Yard stations. The closures are related to construction of a second entrance at Crystal City and additional track maintenance work. These projects are intended to improve long term accessibility and reliability. Crystal City station will be closed and trains will not operate between Pentagon City and National Airport on the following weekends:

- February 14–16, 2026
- February 21–22, 2026
- February 28–March 1, 2026
- March 7–8, 2026
- May 9–10, 2026
- May 16–17, 2026
- May 30–31, 2026
- June 6–7, 2026
- June 13–14, 2026
- June 19–21, 2026

On March 7–8, May 9–10, and May 16–17, both the National Airport and Potomac Yard stations will also be closed.

During these weekends, free shuttle buses will replace train service. Shuttle buses will connect impacted stations and typically run every eight to ten minutes. Riders should plan for additional travel time, especially during peak hours or airport travel periods.

For detailed shuttle routes, stop locations, and real time service updates, residents can visit WMATA's official project page at:

www.wmata.com/initiatives/plans/crystal-city-entrance-construction/index.cfm

COUNTY UPDATES

Arlington Drinking Water Update

The County continues to monitor the recent sewage spills in the Potomac River, while noting that the County's drinking water remains safe, regularly tested, and held to the highest state and federal standards. Arlington's water is treated at the Dalecarlia Water Treatment Plant, which is operated by the [Washington Aqueduct](#), a division of the U.S. Army Corps of Engineers. The primary water intake to Dalecarlia (located upstream of the location of the sewage spill, near Great Falls) is not impacted by this spill.

The Virginia Department of Health issued a [recreational water advisory](#) for the Potomac River. To prevent recreational water illnesses due to exposure to sewage spill events, people should:

- Avoid contact with water in the advisory area and observe advisory signage posted at waterbody access points.
- Avoid any area of the water body where water has a foul odor, dead or dying fish, or discolored water.
- Promptly wash skin with soap and water if you cannot avoid contact with water in the vicinity.
- Rinse or wash items that come into contact with the water, including clothing, fishing gear, life vests, ropes and paddles.

[Read more](#) for additional information on the sewage spill.

Arlington 2026 Resident Satisfaction Survey

Arlington County is conducting its seventh countywide, statistically valid community survey to understand the community's satisfaction with County services and programs, as well as overall perceptions of the local government. The results will directly inform future planning and decision-making, helping ensure that policies and services meet the needs of the entire community. The survey is available in English and Spanish and is open to all Arlington County residents. The survey can be found [here](#). It will be open until March 31st. Residents are encouraged to participate before the deadline.

January 2026 Arlington County Board Wrap-Up

At its January meetings, the Arlington County Board considered and acted on a range of agenda items affecting the County. Members met in both a Regular meeting on January 24 and a Recessed session later in the month. Among the actions taken, the Board approved items that will allow construction of an eight-story, 141-unit multifamily residential building with underground parking on the former Inn of Rosslyn site at 1601 Fairfax Drive. The project includes approximately 122,110 square feet of residential space and 72 parking spaces.

Additionally, the Board continued its annual organizational work, including the election of officers and planning for the year ahead, and took up a variety of other items on its agenda related to community development, public comment procedures, and County operations. These meetings are part of the Board's ongoing role in setting policy, reviewing development proposals, and representing resident interests in County decisions. [Read more](#) for additional information.

Parks and Recreation Budget and Fee Proposal

The County Manager has released the proposed Fiscal Year 2027 budget, which includes several changes affecting the Department of Parks and Recreation.

Due to broader fiscal pressures and operational challenges, the proposal includes the elimination of Arlington's competitive and recreation gymnastics programs at the Barcroft Sports and Fitness Center and a twelve-month freeze of woodshop programming at the Thomas Jefferson Community Center.

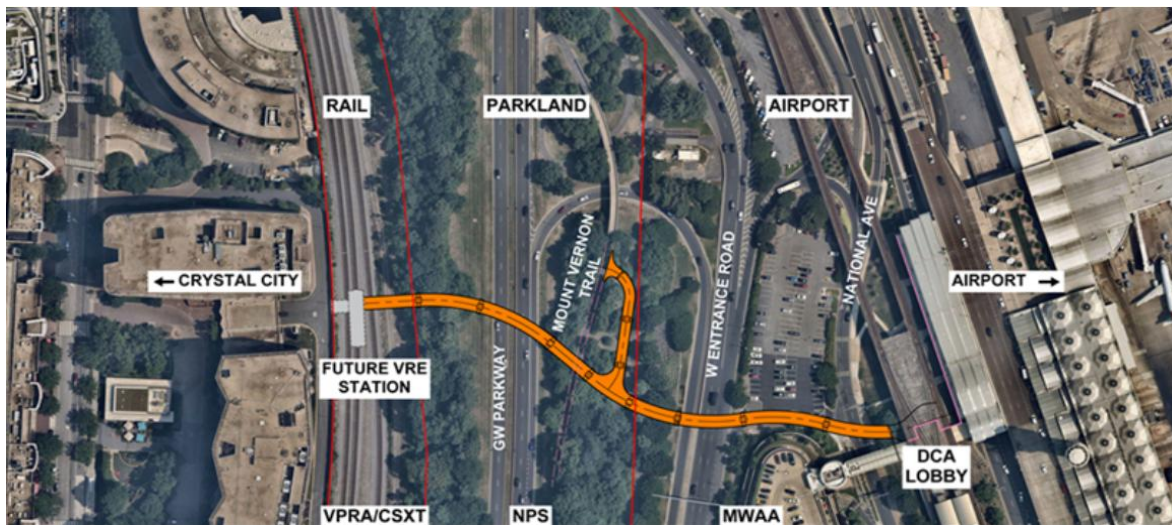
The proposal also includes fee increases across several programs. Most classes, camps, sports programs, passes, and memberships would increase by 3 percent. Community Arts classes would increase by 10 percent. Senior Trips would increase by 25 percent. Room, facility, and court rentals would increase between 12 and 25 percent.

Public hearings are scheduled for March 24 at 6:30 p.m. for the Public Budget Hearing and March 26 at 6:30 p.m. for the Public Tax Rate and Fees Hearing. Residents may attend in person or view meetings online. Written comments are also accepted.

These proposals may affect how residents access recreational programming and community facilities.

Public Engagement on CC2DCA Until March 29

The Crystal City to Ronald Reagan Washington National Airport (CC2DCA) Multimodal connection reached its most recent milestone with the release of a base concept design and a brief public engagement on the direction of the design process. In May 2023, the County Board endorsed the plan to connect the east side of the south entrance of the future VRE Crystal City Station located at 2011 Crystal Drive and span the rail corridor perpendicularly before crossing the George Washington Memorial Parkway at a slight angle. The current alignment is based on stakeholder coordination and refinement in response to feedback. The latest project video, now available on the [project webpage](#), presents an initial look at the base concept design along with the methodology used to develop it.



As one of the two neighborhoods most impacted by this project, it is critical that members of our community take the opportunity to comment. According to the video from the project webpage, 49% of online survey responses ranked Shade/Protection from the elements as the most important amenity on the bridge. Despite this feedback, it appears that the bridge will only be covered over the eastern part of GW Parkway and the rail tracks. This design is not final yet, which is why your comments could potentially impact future

design changes. The opportunity to comment will be open through Sunday, March 29. We encourage everyone to take the opportunity to [provide feedback](#) on this CC2DCA concept before the form closes.

ASSOCIATION UPDATES

New website launch

Our website was officially launched several weeks ago at www.pyaca.org. It serves as the central location for information about our mission, current priorities, meeting records, and opportunities to get involved. We created this site to make it easier for residents to stay informed and to understand what the association is working on.

Over the coming weeks and months, we will continue building it out by adding project summaries, committee updates, public documents, and additional ways to participate. We are proud of the foundation that has been established and view this as an evolving platform that will grow alongside the organization.

As our membership expands and our work becomes more active, the website will reflect that progress. We welcome your feedback on how we can make it more useful and accessible. If there is information you would like to see included or improvements that would make navigation easier, please let us know. This is a community organization, and the website should serve the entire neighborhood.

County Federation Membership Application and Public Notice

We are happy to announce that we've reached the 20 members required to begin the application process for membership in the Arlington County Civic Federation.



As part of the application, we may designate up to four delegates and four alternates. Delegates attend Civic Federation meetings and are eligible to vote on behalf of the association. Alternates may act in place of voting delegates when needed. These roles ensure that Potomac Yard has an active and consistent voice in countywide discussions. If you are interested in being either a delegate or alternate, please let us know by 12:00 PM on Friday, March 13 at president@pyaca.org so we can include your name in the application.

As part of the procedure for formally establishing our Association boundary, we are required to provide public notice of our intent to define and register the Potomac Yard boundary with Arlington County. This includes notifying neighboring civic associations and providing notice to the broader community through postings and outreach. We contacted the presidents of the Crystal City and Arlington Heights Civic Associations in alignment with that requirement. We've already received a positive response from the Crystal City president.

Meeting with National Landing Business Improvement District (BID) Leadership

Several of us will be meeting with NL BID leadership in March as an initial touchpoint to explore ways our organizations can collaborate on issues ranging from the empty retail to a potential future neighborhood block party.

Arlington Neighborhoods Advisory Committee / Arlington Neighborhoods Program

The Arlington Neighborhoods Advisory Committee (ArNAC) leads the development of neighborhood plans and recommends neighborhood-initiated capital improvements for funding by the County Board. Improvements include sidewalks, street beautification, pedestrian safety projects, street lights, and parks. ArNAC membership is comprised of representatives from 50 civic associations across the county. After formally joining the Committee, we will be able to appoint a representative and an alternate to the committee. If you are interested in being on this committee, let us know at president@pyaca.org! Our neighborhood could benefit from traffic calming and improved bicycle infrastructure for example, and this committee is a way to obtain it.

The Neighborhood Plan is a critical document used by County staff and elected officials when reviewing development proposals and drafting sector plans. The Plan serves as the basis for proposing projects to the ArNAC and ultimately to the County Board for funding. It will provide an opportunity to articulate our goals and priorities as a community. After our Neighborhood Plan is developed, we will qualify for the Neighborhood Signs Program which will fund up to four signs made of synthetic granite and associated landscaping. Small signs are 24 inches square and large signs are 40 inches by 72 inches. Development of the Neighborhood Plan will start in the Neighborhood Plan Committee. Additionally, the committee would be responsible for developing the design concept and determining locations for signs on County property.

NEIGHBORHOOD EVENTS

Pink in the Pool: Saturday, March 21 | 9AM-12PM

[Long Bridge Aquatics & Fitness Center](#) transforms into a family swim party in the leisure pool, surrounded by pink beach balls and festive pink décor. Little ones can enjoy arts activities, Japanese snacks, and even interact with a mermaid!

Pink Beats: Thursdays, March 26, April 2 & 9 | 5-8PM

Experience an outdoor evening music series at [Water Park](#) featuring electronic music curated by top local DJ collectives. New this year, the music is accompanied by whimsical visuals curated by [Hoop Fairy](#), with blossom-decorated dancers, flower giveaways, and more.

Art of Pink: Friday, April 10 | 5-10PM

Step into an after-hours celebration at [Met Park](#) as it transforms into an indoor/outdoor art showcase. Browse BLOOM, an exhibition featuring 50+ local artists, enjoy Japanese and pan-Asian bites and sips from local vendors such as [Fat Fish](#) and [Bar Chinois](#), catch an exhilarating live paint battle with [Secret Walls](#), and much more.