

## **North Tract project update**

September 6, 2006

### **Negotiations on Arlington acquisition of “Twin Bridges” reopen; Arlington remains committed to site acquisition**

Arlington County and Monument Realty, LLC (Monument) are engaged in continuing discussions concerning the Exchange Agreement that would transfer to the County the former Twin Bridges Marriott property and transfer to Monument the County property south of 6<sup>th</sup> Street South for private development. These properties are north of Crystal City where the County is developing the North Tract recreation and park facilities.

Arlington remains committed to acquisition of the Twin Bridges site, but Monument has concluded that the changed condominium market in the region has made their private development proposal no longer economically viable for them. This conclusion was reached during a “feasibility study” period that enabled both the County and Monument time to fully assess whether to proceed with the exchange in accordance with the terms of the agreement.

Arlington views the Twin Bridges Marriott property as one of its most important long-term strategic acquisitions, and intends to acquire the site to implement the master plan being finalized through a community planning process.

Talks continue between the County and Monument.

### **North Tract plans proceed**

Based on its commitment to acquire the Twin Bridges site, the County is proceeding with the design of its new facilities as crafted by the citizen-driven North Tract Advisory Committee, staff, and the County’s consultants. The acquisition of the former Twin Bridges Marriott property will enable the County to locate the North Tract’s facilities on a highly visible gateway site with easier access, and increase the park’s size from 28 to 30 acres. It would achieve the best layout of park and recreation uses, facilitate phased development, and secure a monumental site for future generations. Shifting any proposed private development to the southern portion of the site, on property already acquired by the County, enables the private development to be more effectively integrated into Crystal City, which is more consistent with the County’s urban vision than an isolated, suburban-type development on the Twin Bridges site.

The Twin Bridges property has long been recognized as an important parcel in the Metro area. Federal planners regard the Twin Bridges site as highly appropriate for a significant public facility. The National Capital Planning Commission’s 2001 Memorials and Museums Master Plan included the site on a list of about 100 prime museum and memorial sites in the region and called it “an important and highly visible setting.”