

**SITE PLAN REVIEW COMMITTEE  
MEETING AGENDA**

**DATE:** Monday, June 25, 2012  
**TIME:** 7:00 – 9:00 p.m.  
**PLACE:** Courthouse Plaza Room 311  
2100 Clarendon Boulevard  
Arlington, VA 22201

**SPRC STAFF COORDINATOR:** Samia Byrd, 703-228-3525

**Item 1. 1720 S. Eads Street Rezoning and Site Plan (SP #424) 7:00pm–9:00pm**  
(RPC# 35-011-001)  
Planning Commission and County Board meetings to be determined.  
*Samia Byrd (CPHD Staff)*

The Site Plan Review Committee (SPRC) is comprised of Planning Commission members, representatives from other relevant commissions and several appointed citizens. The SPRC reviews all site plans and major site plan amendments requests, which are submitted to the County Board and the Planning Commission for consideration. The major responsibilities of the SPRC are the following:

1. Review site plan or major site plan amendment requests in detail.
2. Advise the Planning Commission by recommending the appropriate action in regard to a specific plan and any conditions, which it might determine to be necessary or appropriate.
3. Provide a forum by which interested citizens, civic associations and neighborhood conservation committees can review and comment on a particular plan, or the effects that the proposed project might have on the neighborhood.

In order to save copying costs, staff has selectively chosen the reduced drawings to be included in this package. The complete full size drawings are available for review in the Arlington County Zoning Office, 10<sup>th</sup> Floor, Courthouse Plaza, 2100 Clarendon Boulevard and also in the Central Library's Virginia Room, 1015 N. Quincy St., (703) 228-5990.

For more information on the Arlington County Planning Commission, go to their web site  
<http://www.arlingtonva.us/Departments/Commissions/plancom/PlancomMain.aspx?lnsLinkID=978>

For more information on the Site Plan public review process, go to the Arlington County Planning Division's web site on Development Proposals/Site Plans  
[http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site\\_plans/CPHDPlanningApplicationsSite\\_plansMain.aspx](http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSite_plansMain.aspx)

To view the current Site Plan Review Committee schedule, go to the web site  
[http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site\\_plans/CPHDPlanningApplicationsSPRCSchedule.aspx](http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSPRCSchedule.aspx)

**ITEM 1**  
**1720 S. Eads Street—Rezoning; and Site Plan (SP #424)**  
(RPC# 35-011-001)  
Rosemary Ciotti, SPRC Chair

**SPRC AGENDA: First Meeting—June 25, 2012**

- 1) Informational Presentation
  - a) Overview of Site Plan Proposal (Staff)
  - b) Presentation of Site Plan Proposal (Applicant)
  
- 2) Land Use & Zoning
  - a) Relationship of site to GLUP, sector plans, etc.
    - i) Requested changes (if any)
    - ii) Justification for requested changes (if any)
  - b) Relationship of project to existing zoning
    - i) Special site designations (historic district, etc.)
    - ii) Requested bonus density, height, etc. (if any)
    - iii) Requested modification of use regulations (if any)
  
- 3) Site Design and Characteristics
  - a) Allocation of uses on the site
  - b) Relationship and orientation of proposed buildings to public space and other buildings
  - c) Streetscape Improvements
  - d) View vistas through site
  - e) Visibility of site or buildings from significant neighboring perspectives
  - f) Historic status of any existing buildings on site
  - g) Compliance with adopted planning documents
  
- 4) Building Architecture
  - a) Design Issues
    - i) Building form (height, massing, tapering, setbacks)
    - ii) Facade treatments, materials, fenestration
    - iii) Roof line/penthouse form and materials
    - iv) Street level activism/entrances & exits
    - v) LEED/Earthcraft/Green Home Choice Score
    - vi) Accessibility
    - vii) Historic Preservation (if applicable)
  - b) Retail Spaces (if applicable)
    - i) Location, size, ceiling heights
    - ii) Storefront designs and transparency
    - iii) Mix of tenants (small v. large, local v. national)
  - c) Service Issues
    - i) Utility equipment
    - ii) Venting location and type

- iii) Location and visibility of loading and trash service
- iv) Exterior/rooftop lighting

**Agenda Subsequent Meetings:**

- 5) Transportation
  - a) Infrastructure
    - i) Mass transit facilities and access
    - ii) Street systems (w/existing and proposed cross sections)
    - iii) Vehicular and pedestrian routes
    - iv) Bicycle routes and parking
  - b) Traffic Demand Management Plan
  - c) Automobile Parking
    - i) Proposed v. required (tenant, visitor, compact, handicapped, etc.)
    - ii) Access (curb cuts, driveway & drive aisle widths)
  - d) Delivery Issues
    - i) Drop offs
    - ii) Loading docks
  - e) Signage (parking, wayfinding, etc.)
- 6) Open Space
  - a) Orientation and use of open spaces
  - b) Relationship to scenic vistas, natural features and/or adjacent public spaces
  - c) Compliance with existing planning documents and policies
  - d) Landscape plan (incl. tree preservation)
- 7) Community Benefits
  - a) Public Art
  - b) Affordable Housing
  - c) Underground Utilities
  - d) Historic Preservation
  - e) Other
- 8) Construction issues
  - i) Phasing
  - ii) Vehicle staging, parking, and routing
  - iii) Community Liaison

**Site Location:** 34,147 square foot site (.784 acres) located on the west side of Crystal City in the Crystal City Sector Plan area, on the block generally bounded by 15<sup>th</sup> Street South to the north, S. Eads Street to the east, 18<sup>th</sup> Street South to the south, and S. Fern Street to the west.

## Applicant Information:

### Applicant

South Eads, LLC (Kettler)  
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McLean, VA 22102  
Stephan Rodiger  
(703) 852-5718  
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### Attorney

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### Architect

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### Engineer

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### Landscape Architect

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### LEED Consultant

SDKeppler, Ltd.  
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### Traffic Engineer

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Christopher L. Kabatt  
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**BACKGROUND:** A site plan is proposed for the site of the Crystal City Post Office on the west side of Jefferson Davis Highway in the Crystal City Planning and Metro Station Area. The applicant further requests to rezone the site from its current zoning designation of “C-M” Limited Industrial Districts to “C-O-Crystal City” Commercial Office Building, Retail, Hotel and Multiple Family Dwelling Districts. Upon rezoning of the site, the applicant proposes that it would be redeveloped with an 11-story, 203-unit residential building. There is neither a General Land Use Plan (GLUP) amendment nor any vacations requested in association with the site plan.

## The following provides additional information about the site and location:

Site: The Post Office site is located on the west side of Jefferson Davis Highway in Crystal City on the block generally bounded by 15<sup>th</sup> Street South to the north, S. Eads Street to the east, 18<sup>th</sup> Street South to the south and S. Fern Street to the west. The site is approximately 34,147 square feet (.784 acres) and is surrounded by the following land uses:

To the north: 12-story multifamily residential, Crystal Towers North and four (4)-story Lofts, 590 @ Crystal Towers (SP #13) designated “High-Medium” Residential and zoned “RA-4.8”. Across 15<sup>th</sup> Street South is the multi-phased, multiple building, Metropolitan Park residential development (PDSP-SP#105).

To the east: S. Eads Street; 15-story Marriott Hotel and Expansion, and the 17-story Gateway Place Apartments (SP #144) designated “High” Residential and zoned

“RA-H-3.2.

To the south: 18<sup>th</sup> Street South; Crystal Towers South multifamily development (SP #13) designated “Medium” Residential and zoned “RA 6-15”.

To the west: 12-story multifamily residential, Crystal Towers North and four (4)-story Lofts 590 @ Crystal Towers (SP #13) designated “High-Medium” Residential and zoned “RA-4.8”. Across S. Fern Street, Dominion Virginia Power station; Claridge House residential development zoned “C-O-2.5” and designated “Medium” Residential on the GLUP.

Existing Zoning: “C-M” Limited Industrial Districts.

Proposed Zoning: “C-O-Crystal City” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts.

General Land Use Plan Designation: “High-Medium” Residential (Up to 3.24 FAR Residential). Crystal City Coordinated Redevelopment District.

Neighborhood: The site is located within the boundaries of the Aurora Highlands Civic Association.



**Existing Development:** The site is currently developed with a one-story, 8,632 square foot by-right structure, which was previously a U.S. Postal Service, post office building. The site is also comprised of 12 surface parking spaces.

**Development Potential:**

<b>Site Plan Area:</b> 34,147 sq ft	<b>DENSITY ALLOWED/TYPICAL USE</b>	<b>MAXIMUM DEVELOPMENT</b>
<b>Existing Zoning</b>		
“CM” By-Right	Areas for light manufacturing, wholesale businesses and distribution centers and other uses inappropriate to residential or service business areas; Uses Permitted in “C-2”.	1.5 FAR: 51,221 sq ft GFA
<b>Proposed Zoning</b>		
“C-O-Crystal City” By-Right	Offices, Business and Professional; Uses customarily incidental to permitted uses and accessory buildings; and Churches and Other Places of Worship.	0.60 FAR: 20,488 sq ft GFA
“C-O-Crystal City” Site Plan	By-Right Permitted Uses; Office uses, not otherwise permitted; Retail; Hotels; and Multiple-Family Residential. Doctors and Physicians offices, medical clinics, dentist clinics, and veterinary Clinics. Post-secondary education	3.24 FAR Base Density: 110,636 sq ft Residential GFA. Additional density permitted by County Board Approval when furthering goals of plans and policies for the area.

**Proposed Development:** The following table sets forth the preliminary statistical summary for the proposed site plan:

	<b>Proposed</b>
<b>Site Area</b>	34,147 sq ft (.784 Acres)
<b>Density</b>	
Residential GFA	206,174 sq ft (203 Units)
Residential Density	6.04 FAR
<b>“C-O-Crystal City” Max. Permitted Site Plan Base Density</b>	<b>3.24 FAR</b>
<b>Height</b>	
Average Site Elevation	45.07 ft
Main Roof Elevation	155.00 ft
Main Roof Height	109.93 ft
Penthouse Roof Elevation	174.00 ft
Penthouse Roof Height	128.93 ft
Penthouse Height	19.00 ft
<b>“C-O-Crystal City” Max. Permitted Height<sup>1</sup></b>	<b>110.00 ft</b>
<b>Parking</b>	
Standard Spaces	166
Compact Spaces	11
Handicap Spaces	3
Van Spaces	1
Residential Parking Spaces	181
Residential Parking Ratio	.89 Spaces Per Unit
<b>“C-O-Crystal City” Max. Permitted Spaces</b>	<b>228</b>
<b>“C-O-Crystal City” Max. Permitted Ratio for Multifamily Residential<sup>2</sup></b>	<b>1.125 Sp/Unit 1<sup>st</sup> 200 Units + 1 Sp/Unit each addl Unit</b>

<sup>1</sup> Does not include penthouse or parapet walls. This site is not shown as being recommended for architectural features in the Crystal City Sector Plan.

<sup>2</sup> Crystal City Sector Plan recommends a range for parking ratio of between 1 and 1.125 spaces per residential dwelling unit.

<b>Building Tower Coverage</b>	25.8%
<b>“C-O-Crystal City” Max. Permitted</b>	<b>65%</b>
<b>LEED</b>	50 Points – LEED Silver

**Density and Uses:** The applicant requests to rezone the site from “CM” Limited Industrial Districts to “C-O-Crystal City” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts. The rezoning would then allow for redevelopment of the site with an 11-story, 203-unit, multifamily residential building. The proposed density is 6.04 FAR. The site’s current designation on the General Land Use Plan (GLUP) is “High-Medium” Residential and within the boundaries of the Crystal City Coordinated Redevelopment District. This GLUP designation permits up to 3.24 FAR residential. The CCSP indicates this site as one for potential redevelopment with residential use. The base density map provides a base density of 3.24 FAR for the subject site and a use of residential only. The proposed density and use is therefore generally consistent with the site’s GLUP designation and proposed zoning district as recommended in the CCSP.

Further, the applicant requests approximately 2.80 FAR in bonus density. The “C-O-Crystal City” zoning district in accordance with the CCSP provides that the County Board may approve additional density above the base density shown in the GLUP within the maximum building height limits in return for extraordinary community benefits as identified in the CCSP.

**Site and Design:** The subject site is located on the southeast quadrant of the block bounded by 15<sup>th</sup> Street to the north, S. Eads Street to the east, 18<sup>th</sup> Street South to the south and S. Fern Street to the west. The applicant proposes a rectangular shaped building with frontage on both 18<sup>th</sup> Street South and S. Eads Street. The 18<sup>th</sup> Street frontage would represent the primary front of the building with the main entrance located on the façade. Also located on the 18<sup>th</sup> Street South frontage would be access to loading and the building’s three and one-half level, below grade parking garage, which is proposed at the western most end of the building.



Neighborhood Perspective Looking North West: Corner of 18<sup>th</sup> Street South and S. Eads Street

In addition to the building’s loading and garage access points, the applicant proposes additional ground floor uses on the 18<sup>th</sup> Street frontage to comprise the building’s lobby, with the leasing office immediately adjacent moving west to east and wrapping the corner turning north onto S.

Eads Street. Continuing north on the site along S. Eads Street, the applicant proposes four (4) ground floor residential units. Ground floor uses north on the site would be comprised of additional residential units, a fitness center, and a private landscaped courtyard. It is proposed that access from the lobby would lead through the building to the landscaped courtyard. The buildings western ground floor uses would include residential units as well as the loading and service and trash area accessed from 18<sup>th</sup> Street South. The applicant proposes on floors two (2) through 11 a mix of residential units ranging from studios to two-bedrooms. The roof is designed for outdoor use with a pool, and landscaped terraces.



Ground Floor Plan



Roof Plan

The building's architecture is modern in style. The nearly 22' façade marking the podium of the building would be comprised of a beige architectural precise masonry material. This distinguishes the first three (3) floors of the building from the tower. The façade of the building's tower would be comprised primarily of two varying colors of red brick. To break the

massing of the façade along 18<sup>th</sup> Street South and S. Eads Street, the applicant provides for a recessed vertical element from the podium to the tower in the middle of the facades. The building's top is identified or capped by a metal canopy/shading device. To accentuate the nearly all brick façade of the building, the applicant proposes a vertical glass and metal element at the corner of 18<sup>th</sup> Street South and S. Eads Street.



The applicant proposes that the site's landscaping would be comprised of a continuous planting strip on the S. Eads Street frontage and the site's western boundary adjacent to Crystal Towers. The 18<sup>th</sup> Street South frontage provides for tree pits and bicycle racks.

**LEED:** The applicant has submitted a LEED Scorecard version 2009 for New Construction and Major Renovation. The applicant currently proposes to certify at LEED Silver and 50 points.

**Transportation:** The Master Transportation Plan (MTP) and the Crystal City Sector Plan classify both South Eads Street and 18<sup>th</sup> Street South as Type B – Primarily Urban Mixed-Use Arterials. Following is additional detail on the street typology as indicated in the MTP:

Street Name	Classification	Travel Lanes	Bike Accommodations	Restrict/Limit Driveway Access?	On-Street Parking	Pedestrian Way
Eads Street & 18 <sup>th</sup> St. South	Arterial	2+ Turning (one-way) 4+ Turning (two-way)	Bike Lane/Shared Lane	Yes	High	6 – 12 foot Sidewalk 6 ft. Furniture Zone or Tree Pits

The Crystal City Sector Plan (CCSP) provides additional recommendations in the way of streetscape and sidewalk widths. The CCSP calls for an 18' – 22' sidewalk, with a minimum six (6) foot clear zone on both Eads Street and 18<sup>th</sup> Street South in front of the subject site. In addition, the CCSP states that tree pit landscaping is preferred and that a continuous landscape strip is not permitted.

*Transportation Analysis: Trip Generation:* A Traffic Impact Analysis (TIA) was submitted by the applicant, prepared by Wells + Associates, Inc., and dated March 8, 2012. The analysis assessed the impact of the development on the adjacent street network. The proposed residential development would generate 62 AM peak hour and 77 PM peak hour net new trips. The intersections in the study would continue to operate at acceptable levels of service with these additional trips.

*Streets:* South Eads Street, bordering the east end of the subject site, is a four (4) lane, undivided, minor arterial. On-street parking is currently provided on both sides of South Eads Street at the subject site. The southern side of the site is bordered by 18<sup>th</sup> Street South, a four (4) lane, median-divided, principal arterial with on-street parking. There is also a bike lane on the north side of 18<sup>th</sup> Street South.

*Sidewalks and Pedestrian Circulation:* There are existing sidewalks on both South Eads Street and 18<sup>th</sup> Street South. Upgraded sidewalks and full streetscape would be provided on the streets as part of the proposed development.

*Parking and Loading:* Proposed parking would be provided via an underground parking garage, with parking and loading access off of 18<sup>th</sup> Street South, consistent with the preferred locations of parking and loading called for in the Crystal City Sector Plan. The parking garage is proposed to be 3 ½ levels with a total of 181 parking spaces. The proposed residential parking ratio is 0.89 parking spaces per dwelling unit which is less than that permitted in the Zoning Ordinance (thus requiring a modification). The Zoning Ordinance provides for a parking ratio at 1.125 parking spaces per dwelling unit for the first 200 dwelling units and 1 parking space per dwelling unit thereafter. The CCSP recommends a parking ratio at a range of 1 to 1.125 parking spaces per dwelling unit for multifamily residential. Staff requested the applicant provide a justification, and propose mitigation, for the proposed parking modification.

The site is approximately one (1) block west of the Crystal City Metro Station (approximately 500 – 600 feet), with service to the Blue and Yellow lines. A bus stop on the Eads Street side of the subject site includes service to Metrobus routes 9A, 9C, 10A, 13B, 13F, and 13G, as well as the Fairfax Connector, which services Crystal City and the Pentagon.

## **DISCUSSION**

**Modification of Use Regulations:** The following modifications to Zoning Ordinance requirements are requested with the subject site plan proposal:

- Density above the base density provided for by the GLUP and Crystal City Sector Plan of 3.24 FAR.
- Exclude from gross floor area square footage associated with mechanical shafts venting vertically through the building to the roof.
- Reduced parking ratio from the Zoning Ordinance required parking at 1.125 space per unit for the first 200 dwelling unit and 1 space for each additional dwelling unit to .89 spaces per residential dwelling unit.

**Adopted Plans and Policies:** Redevelopment of the 1720 S. Eads site is guided by [Section 25.C “C-O-Crystal City”](#) district classification of the Zoning Ordinance and the [Crystal City Sector Plan](#) adopted by the County Board on September 28, 2010. Additional plans that provide recommendations relevant to development of the site include the [Aurora Highlands Neighborhood Conservation Plan Update 2008](#). Below is a summary of relevant recommendations and where appropriate, preliminary analysis of the site plan proposal within the context of these various plans and policy documents.

Aurora Highlands Neighborhood Conservation Plan Update 2008: The site is located on a block that comprises the eastern most edge of the Aurora Highlands Civic Association Boundary. Relevant specific recommendations of the Plan applicable to the site include the following:

- *Land Use and Zoning* – Conserve the single-family neighborhood, with appropriate transition from high-density buildings to single-family residential given the extensive development existing and proposed in Pentagon City and Crystal City, at the neighborhood’s fringe.

Specific recommendations provided for development on S. Eads Street, north of 23<sup>rd</sup> Street South include:

- In order to soften the appearance of this very broad street and to encourage traffic to move at speeds closer to the speed limit, the county should add a planted median along Eads Street between 15<sup>th</sup> and 23<sup>rd</sup> Streets.
- In order to preserve the residential character, new construction on the east side of Eads should taper down from the Crystal City high-rise building heights. From 23<sup>rd</sup> to 15<sup>th</sup> Street, heights and facades along Eads that face the neighborhood should step down to prevent “wall” effect.
- New construction on Eads should include adequate parking and first-floor retail. The building facades should be pedestrian-friendly and not turn their backs to Eads Street.
- Sidewalks should be pedestrian-friendly, with broad sidewalk widths, streetlights, and landscaping.

Finally, the Plan recognizes the proposed redevelopment of the site with a high-rise residential building and the loss of the community’s post office and provides the following recommendation:

- The County should work with all public and private sectors to retain a full-time retail post office with parking at this or an adjoining site.

Arlington County Zoning Ordinance Section 25C.E: Below is a summary of the district regulations for development by site plan on site’s proposed “C-O-Crystal City” zoning.

	<b>Zoning District Regulations – Site Plans</b>	<b>1720 S. Eads Proposal</b>
Uses Permitted	<ul style="list-style-type: none"> <li>• Uses permitted in 25C.A (by-right)</li> <li>• Office, if not otherwise permitted</li> <li>• Multiple Family Dwellings</li> <li>• Hotels</li> <li>• Retail</li> <li>• Doctors and Physicians offices, Medical, Dental, and Veterinary clinics</li> <li>• Post-secondary Education</li> </ul>	Multiple Family Dwellings
Density Regulations	<ul style="list-style-type: none"> <li>• Density Base Map 25C.1: 3.24 FAR (Residential Only)</li> </ul>	6.04 FAR Residential <sup>3</sup> <i>3.24 FAR Base Density</i> <i>2.80 FAR Bonus Density</i>
Area Requirements	<ul style="list-style-type: none"> <li>• None</li> </ul>	None
Use Mix Regulations	<ul style="list-style-type: none"> <li>• Land Use Map 25C.2: Residential, Hotel Uses</li> </ul>	Residential Use
Height Regulations	<ul style="list-style-type: none"> <li>• Building Heights Map 25C.3: 110 Feet excluding penthouse</li> <li>• Zoning Ordinance Section 31.B.2.a.: 23 Feet Max. Penthouse Height Above the Height</li> </ul>	110 feet, Main Roof Height 19 Feet, Penthouse Height
Bulk Plan Angle Requirements	<ul style="list-style-type: none"> <li>• Bulk Plane Angle Map 25C.5: NA for Site</li> </ul>	None
Building Tower Separation and Coverage Requirements	<ul style="list-style-type: none"> <li>• Min. horizontal separation of 60 ft between building towers above the fifth floor</li> <li>• 65% Max. Building Tower Coverage on Block</li> </ul>	97.4 ft + Building Tower Separation 24.8% Building Tower Coverage
Streetscape	<ul style="list-style-type: none"> <li>• Streetscapes with curb, gutter, sidewalk, street light, street furniture, street lights, landscaping, etc. in accordance with CCSP and other County Board established policies: 18’ – 22’ Commercial/Mixed</li> </ul>	17.25’ – 22.8’ Streetscape: 18 <sup>th</sup> Street South  23’ wide Streetscape: S. Eads Street
Parking	1.125 spaces per residential dwelling unit the first 200 units plus an additional 1 space per residential dwelling unit for each space thereafter <ul style="list-style-type: none"> <li>• 228 spaces</li> </ul>	.89 spacer per residential dwelling unit (181 spaces)
Transportation Demand Management	As required by Administrative Regulation 4.1 to demonstrate reduced vehicle trips and increased use of other transportation options in justification of reduced parking on the site	To Be Determined

<sup>3</sup> Additional density permitted at the discretion of the County Board where it is found that it furthers the goals, policies and recommendations in the Crystal City Sector Plan and other County Board plans and policies established for the area. Amount of density or other bonuses based on extent to which project meets the plans or provides such benefits and can be accommodated within the other established building form parameters.

	Zoning District Regulations – Site Plans	1720 S. Eads Proposal
Crystal City Block Plans	Site Plan Applications Located East of Jefferson Davis Highway <ul style="list-style-type: none"> <li>• NA for Site</li> </ul>	None

Crystal City Sector Plan (CCSP): The site is identified in the CCSP as Block E. As many of the recommendations of the CCSP related to land use and zoning have been codified in the zoning district regulations for the proposed zoning of the site, the table below will enumerate some additional relevant recommendations provided in the Plan on Density and the Built Form and Design Guidelines.

CCSP Element	Recommendation
Density & Building Form: Retail Frontage	<ul style="list-style-type: none"> <li>• Block frontages on the site do not require retail, although it is permitted</li> </ul>
Land Use & Use Mix: Services and Loading	<ul style="list-style-type: none"> <li>• Loading, service and garage entrances located on 18<sup>th</sup> Street South</li> </ul>
Building Massing: Podium	<ul style="list-style-type: none"> <li>• Define and reinforce quality of the public realm</li> <li>• Engage RBL 0 to two (2) feet for a minimum of 80% of the street frontage</li> <li>• Built no more than 10 feet behind RBL</li> <li>• At least one frontage on RBL for minimum of 65 feet along the RBL</li> <li>• No encroachments within Right-of-Way or open space exceeding greater than 6 feet into the RBL</li> <li>• 65 ft Max. Podium Height</li> <li>• Min. 40 ft Podium Separation</li> <li>• Pedestrian friendly ground floor podium base</li> <li>• Horizontal architectural unity of top podium.</li> </ul>
Building Massing: Towers	<ul style="list-style-type: none"> <li>• Min. 60 ft separation</li> <li>• Not exceed 65% tower coverage requirements</li> <li>• Mass allows light, air, and views through block</li> <li>• Max. 40,000 sq ft floor plate for Residential tower</li> <li>• Distinct building tops upper two to four floors</li> <li>• Mechanical penthouse setback from roof edge no less than wall height</li> </ul>
Building Setback Profiles	<ul style="list-style-type: none"> <li>• Podiums engage build-to lines</li> <li>• Ground level spaces not set back from build-to lines and meet back of sidewalk</li> <li>• Towers employ multiple or single setbacks as appropriate</li> <li>• Tops designed to achieve distinctive profile</li> <li>• Mechanical integrated with overall building design</li> <li>• Some sculpting</li> </ul>
Architectural Features	<ul style="list-style-type: none"> <li>• Not applicable for subject site</li> </ul>
Building Frontage – Residential	<ul style="list-style-type: none"> <li>• Street frontage more passive and quiet in character of residential neighborhood where no retail</li> <li>• Lobby entrances front on streets</li> <li>• Opportunities for ground floor units with separate entrances</li> <li>• Lobby entrances at grade and 12’ min. clear height</li> <li>• Ground floor elevated min. 24” above exterior grade along RBL</li> <li>• Limited building frontage elements encroaching max. 6’ into the RBL</li> <li>• Handicap ramps internal to building</li> <li>• Landscape permitted between pedestrian clear zone and building face</li> </ul>

CCSP Element	Recommendation
Public Sidewalk Frontage	<ul style="list-style-type: none"> <li>• 6 ft. min clear sidewalk width</li> <li>• 6 ft. min and 7 ft. max. street and furniture zone</li> <li>• Residential shy zone only on residential frontages intended as landscape buffer between building face and sidewalk clear zone</li> <li>• Concrete pavers</li> <li>• 5' x 12' min. tree pit</li> <li>• Tree grates permitted</li> <li>• Tree pit landscaping preferred</li> <li>• Continuous planting strip not permitted</li> </ul>

**Issues:** The following preliminary issues have been identified by staff for further analysis and discussion:

Land Use & Zoning

- Extraordinary community benefits would need to be determined for density above the base density of 3.24 FAR.

Site Design & Layout

- Site design and façade treatment of garage and loading doors should be enhanced to provide for a pedestrian friendly environment along 18th Street South.
- Consider units at ground floor having front entrances to add interest and activation to the ground floor.
- Consider ground floor uses and whether or not rearranging them such that the fitness center is located adjacent to the leasing center on S. Eads Street would provide for a better means to activate the street.

Building Design & Architecture

- Vents shown on facades should be eliminated.
- Architecture at the corner of 18th and S. Eads should provide for the prominence of this corner in order to create a strong sense of space and place.
- Mechanical penthouse should be minimized and designed to integrate with the façade and treatment of the overall design of the building.

Landscape, Streetscape, and Open Space

- Overall landscaping and streetscape should provide for an enhanced pedestrian experience along both frontages of 18th Street and Eads Street.
- Provide reasonably sized landscape/shy zone between the building and the pedestrian pathway along S. Eads Street to provide better privacy for ground floor residential units and improve the pedestrian experience along this frontage. An alternative could be to relocate the fitness center along this frontage to address the issue of privacy.
- Prepare and provide a landscape plan that better illustrates what is proposed, and in particular the purpose of the 7.5 foot-tall fence.

Transportation

- 1.125 spaces per unit for the first 200 units and 1 space per unit thereafter for additional spaces is the required parking per the Zoning Ordinance in C-O-Crystal City. The Crystal City Sector Plan recommends a range from 1 to 1.125 spaces per units. An appropriate justification is needed for the requested ratio of .89 spaces per unit.

**SPRC Neighborhood Members:**

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Kathryn Buck	Arlington Ridge Civic Association	<a href="mailto:kathrynlbuck@gmail.com">kathrynlbuck@gmail.com</a>

**Interested Parties:**

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Rebecca Snyder	Archstone	<a href="mailto:rsnyder@archstonemail.com">rsnyder@archstonemail.com</a>
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Angela Fox	Crystal City Business Improvement District	<a href="mailto:afox@crystalcity.org">afox@crystalcity.org</a>

**Planning Commissioner Chairing This Item:**

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