

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: Monday, July 31, 2017
TIME: 8:30 – 10:00 p.m.
PLACE: 2100 Clarendon Boulevard
Ground Floor Conference Rooms Cherry/Dogwood
Arlington, VA 22202

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

Item 2. Crystal Houses III (SP #13) 8:30 – 10:00 p.m.
(RPC # 36-018-014)
Planning Commission and County Board meetings November 2017.
Peter Schulz (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, 10th 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://commissions.arlingtonva.us/planning-commission/>

For more information on the Site Plan public review process, go to the Arlington County Planning Division's web site on Private Development
<http://projects.arlingtonva.us/private-development/>

To view the current Site Plan Review Committee schedule, go to the web site
<http://commissions.arlingtonva.us/planning-commission/sprc/>

ITEM 1
Crystal Houses III
(SP #13)
(RPC # 36-018-014)
James Lantelme, SPRC Chair

SPRC Agenda: First Meeting—July 10, 2017

- 1) Informational Presentation
 - a) Overview of Site Plan (Applicant)
 - b) Review of Site Plan Proposal (Staff)

- 2) Land Use & Zoning
 - a) Relationship of site to GLUP, sector plans, etc.
 - 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) View vistas through site
 - d) Visibility of site or buildings from significant neighboring perspectives
 - e) Compliance with adopted planning documents

- 4) Building Architecture
 - a) Design Issues
 - i) Building form (height, massing, tapering, setbacks)
 - ii) Facade treatments, materials, fenestration

Second Meeting --July 31, 2017

- iii) Roof line/penthouse form and materials
 - iv) Street level activism/entrances & exits
 - v) LEED Score
 - vi) Accessibility
 - b) Service Issues
 - i) Utility equipment
 - ii) Venting location and type
 - iii) Location and visibility of loading and trash service
 - iv) Exterior/rooftop lighting

- 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) LEED
 - d) Other
- 8) Construction issues
- i) Phasing
 - ii) Vehicle staging, parking, and routing
 - iii) Community Liaison

Site Location:

The southwest corner of South Eads Street and 18th Street South. Site currently occupied by landscaping and surface parking and driveways. The subject site is a portion of the existing Crystal Houses Apartment sites.

Applicant Information:

Applicant

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Attorney

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Bowman Consulting

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Traffic Engineer

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BACKGROUND: The Crystal Houses Apartments (“Houses”) consists of 828 apartments constructed in two 12-story towers. They were constructed by-right in the early 1960s. The property was, and continues to be, zoned “RA6-15 Multiple-family Dwelling District”. The Houses were constructed to the maximum density permissible under the RA6-15 zoning (48.4 units per acre). To the North, across 18th Street, the Crystal Towers Apartments (“Towers”) were constructed under a site plan (SP #13) in the late 1960s. The Towers Apartments are zoned “RA4.8 Multiple-family Dwelling District”. In 2002 the County Board approved a site plan amendment to the Towers to add construct a new building to add 212 units (224,766 square feet of gross floor area). The current density of the Towers is 2.6 FAR, under the maximum permitted density of 3.24 in the RA4.8 zoning district.

In 2006, the County Board approved a site plan amendment to SP #13 to add the Houses to the Towers site plan, and shifted the available density from the Towers site to the Houses site to permit construction of 247 dwelling units in two (2) four story buildings: One (1) building at the southwest corner of 18th Street South and South Eads Street and the other at the northwest corner of 22nd Street South and South Eads Street. A later administrative approval permitted the number of dwelling units to increase to 252 units. During the original approval, the shift of density from the Towers Site to the Houses site was justified that the density of the Houses site would not exceed 72 units per acre (post fee-simple dedication to the County of areas of the public streets that are currently in easement), the maximum density for the site recommended in the GLUP.

The developer also owns a small parcel south of 22nd Street that is used for surface parking. This parking area is currently used to satisfy the by-right parking requirements of the Zoning Ordinance. Currently, some residents of the Houses have assigned parking here. This area was not incorporated into SP #13. The 2006 action incorporated all parking for Crystal Houses on the Crystal Houses site north of 22nd Street, thus freeing this small parcel for separate development.

The following chart and aerial photo reference the existing and proposed buildings included in the proposed site plan amendment.

Towers Block (SP #13)	Buildings 3 & 4 (12-story towers)	Building 5 (4-story lofts)	Totals
	Approved 1965	Approved 2002	
Site area (sq. ft.)	563,449	563,449	563,449
Total GFA (sq. ft.)	1,241,790	224,766	1,466,556
Residential units	912	212	1,124
Total density			2.60 FAR
Houses Block	Buildings 1 & 2	Proposed	Totals

(By-right)	(12-story towers)	Building 6 (CH III)	
	Approved 1961	Proposed	
Site area (sq. ft.)	738,220	699,227	699,227
Total GFA (sq. ft.)	911,139	259,379	1,186,889
Residential units	828	252	1,080
Total density	48.9 du per acre		67.3 du per acre ¹

¹ This is the effective density before any site area dedications for the block. The "RA6-15" district for this block uses units per acre, not GFA, for calculating density.

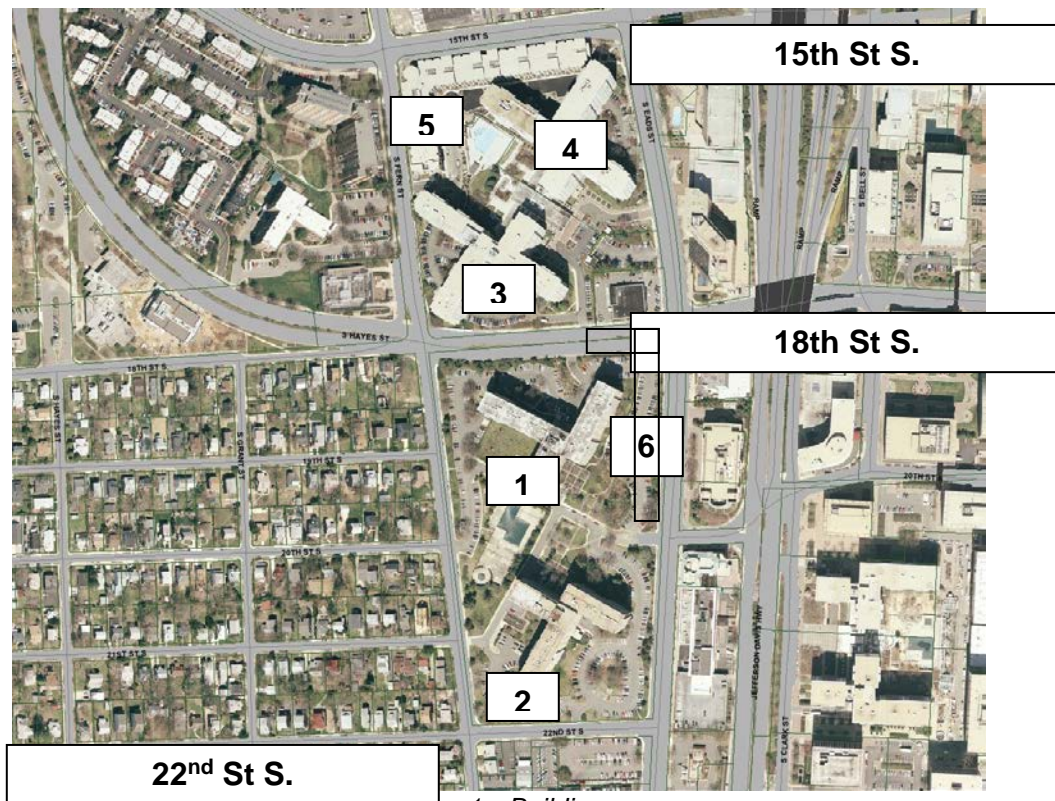


Figure 1—Buildings

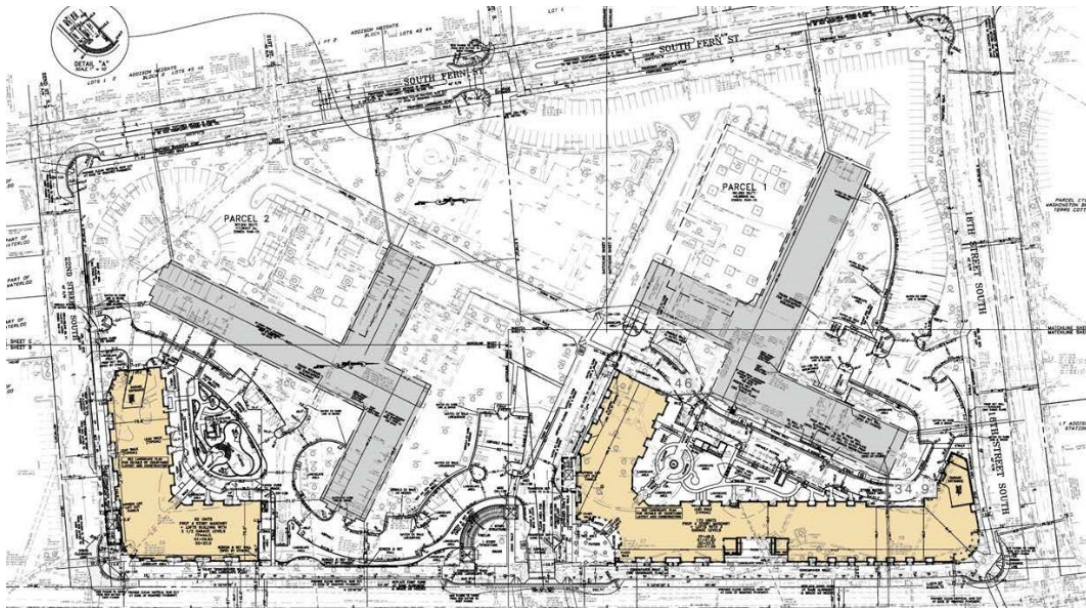


Figure 2--2006 Approval



Figure 3—Site

The following provides additional information about the site and location:

Site: The subject site is within the existing Crystal Houses site and has the following boundaries and adjacent uses:

- To the north: Across 18th Street South is Crystal Towers, a part of the larger SP #13, mid-60s apartment towers zoned “RA4.8”. The site is designated “High-Medium” Residential (density up to 3.24 FAR) on the General Land Use Plan (GLUP). The site is also located within the Crystal City Coordinated Redevelopment District (CCCRD).
- To the east: Across Eads Street is the Westin Hotel (SP #78 and zoned “RA-H-3.2”, constructed 1983) and Consumer Technology Association office building (by-right, zoned “C-2”, constructed 1990). Both sites are designated “High” Office-Apartment-Hotel on the GLUP and are located in the CCRD.
- To the south: The South Building of Crystal Houses, 12 stories, same zoning and GLUP as the subject site (see below), constructed 1963.
- To the west: The North Building of Crystal Houses, 12 stories, same zoning and GLUP as the subject site (see below), constructed 1963.

Zoning: The site is zoned [“RA6-15” Multiple-family Dwelling District](#).

General Land Use Plan Designation: The site is designated “Medium” Residential (37-72 units/acre). The site is also located within the Crystal City Coordinated Redevelopment District on the GLUP, and the site has a triangle designating general locations for public open space at 20th Street and Eads Street, and another at the south westernmost portion of the site.

Neighborhood: The subject site is officially located in the Aurora Highlands Civic Association Area, and adjacent to the Crystal City Civic Association area.

DISCUSSION: The proposal is a revision of the site plan amendment that was approved by the County Board in 2006. However, all 252 units will be in one (1) five-story building.

Proposed Development: The following table provides the preliminary statistical summary for the requested site plan:

**Towers and Houses Blocks
Summary of Existing and Proposed Development**

	Towers Block		Houses Block		Combined Blocks
	Existing Towers Site	Existing Houses Block	Proposed CH III	Final Houses Block	Total Proposed Site Plan
Pre-development site area (s.f.)	563,449 (12.935 ac)	738,220 (16.95 acres)		699,227 ¹ (16.05 ac)	1,262,672 (28.987 ac)
Density					
Residential G.F.A. (SF)	1,455,367	902,859	259,379	1,162,238	2,617,605
Residential Units	1,124	828	252	1,080	2,204
Retail G.F.A. (SF)	9,989	8,280	0	8,280	18,269
Office G.F.A. (SF)	1,200	0	0	0	1,200
Total G.F.A. (SF)	1,466,556	911,139	259,379	1,186,889	2,637,074
Total Density	2.60 FAR	48.9 du/ac		67.3 du/ac	
"RA4.8" Max. potentially Permitted GFA	1,825,575 s.f.				
"RA-4.8" Max. Permitted	3.24 FAR				
Potential Density Available	359,019 s.f. (0.64 FAR)				
Density Needed to Build CH III			259,379 s.f.		
Remaining Towers Density	99,640 s.f.				
Parking					
	1,145 sp			1,027 sp	2,172 sp
Parking Ratio	1.02 sp/unit			.95 sp/unit	.98 sp/unit
"RA6-15" Required Parking (By-right)				1,058	1.025/unit
Building Height					
"RA-4.8" Max. Permitted Building Height	136				
Building height – Towers	120.6 feet				
Building height – lofts (to penthouse)	52.5 feet				
Average Site Elevation		44.22 feet			
Main Roof Elevation:					
Prop. CHIII			102.3 feet		

¹ The change in site area is due to the removal of the surface parking lot on the south side of 22nd Street from the site plan area.

**Towers and Houses Blocks
Summary of Existing and Proposed Development**

	Towers Block		Houses Block		Combined Blocks
	Existing Towers Site	Existing Houses Block	Proposed CH III	Final Houses Block	Total Proposed Site Plan
Bldg. 2 (So. Tower)		168.2 feet			
Bldg. 1 (No. Tower)		168.0 feet			
Main Roof Height:					
Prop. CHIII			58.1 feet		
Bldg. 2 (So. Tower)		122.6 feet			
Bldg. 1 (No. Tower)		122.4 feet			
Penthouse Roof Elev.					
Prop. CHIII			112.33 feet		
Bldg. 2 (So. Tower)		179.7 feet			
Bldg. 1 (No. Tower)		179.5 feet			
Penthouse Roof Hgt.					
Prop. CHIII			68.1 feet		
Bldg. 2 (So. Tower)		134.1 feet			
Bldg. 1 (No. Tower)		133.9 feet			
Number of stories:					
Prop. CHIII			5 stories		
Bldg. 2 (So. Tower)		12 stories			
Bldg. 1 (No. Tower)		12 stories			
"RA6-15" Max. Permitted Height By-Right		6 stories / 60 feet			
"RA6-15" Max. Permitted Height by Site Plan		12 stories / 125 feet			
LEED					
LEED Score				Silver — 57.5	
Lot Coverage					
Lot Coverage (Crystal Houses Site Only)				54%	

Adopted Plans and Policies: The following regulations, plans, and guiding documents are applicable to development on this site (in order of most general guidance to most specific). :

- *General Land Use Plan (GLUP)*;
- “RA6-15” Zoning Ordinance Regulations;

- *Crystal City Sector Plan*

GLUP: The current GLUP designation designated “Medium” Residential (37-72 units/acre). The site is also located within the “Crystal City Coordinated Redevelopment District” on the GLUP, and the site has a triangle designating general locations for public open space at 20th Street and Eads Street, and another at the south westernmost portion of the site. The developer’s proposed development does not require a change to the land use category of the General Land Use Plan, but the development should be analyzed in whether it generally meets the Sector Plan goals.

The developer’s proposed density, at 67.3 dwelling units per acre, is within the density range specified in the GLUP.

Zoning: The existing zoning is “RA6-15” Multiple-family dwelling district. The developer does not propose to change the existing zoning. “RA6-15” permits apartments or townhouses at a density of 48 units per acre. It does not permit retail or office uses. The maximum height permitted in the “RA6-15” zone is 60 feet.

Crystal City Sector Plan: The Crystal City Sector Plan was adopted in 2010, and has detailed guidance for the coordinated redevelopment of Crystal City. When the Plan was adopted, it was assumed that this site would be built under the 2006 plan. However, there is guidance for the development of this site (all references are to the relevant chapter or figure in the [Plan](#)).

- The site is in the “West Side” district of Crystal City (3.3.6), which “balances preservation of the Aurora Highlands neighborhood to the west with potential development...that incorporates reduced building heights for most blocks south of 20th Street and limiting cut through traffic in the neighborhood by directing vehicles towards arterial streets.”
- Build-to lines along South Eads Street and 18th Street with street width from building wall-to-building wall of 110 feet (3.5 and Figure 3.5.3).
- New streets and major changes to traffic patterns are not recommended at this site (3.6).
- A public open space of approximately 7,700 square feet is proposed at approximately 20th Street and Eads Street. The Plan recommends that the open space be “landscaped space with interactive elements to activate the space, a path, and seating.” (Table 3.7.1, Figure 3.7.3) The plan also recommends an additional open space at the southwest corner of the block at Fern and 22nd Streets, however this was
- Maximum building heights for this block taper from a maximum of 110 feet along Eads Street to a maximum of 35 feet along Fern Street (Figure 3.8.5).
- Tower coverage limitations apply only to buildings greater than five (5) stories (3.8.6).
- Residential or hotel use is recommended here (Figure 3.9.1).
- Retail is not recommended at this location (Figure 3.9.3).
- Service and loading should be limited to 18th Street and 22nd Street (Figure 3.9.4).
- Sidewalks widths of 18-22 feet are recommended along 18th Street and Eads Street (Figure 3.11.3).

Density and Uses: The existing Crystal Houses block has 828 units, and has a site area of 16.95 acres, which includes a parking lot on the south side of 22nd Street. Changes to the Zoning Ordinance in the way density is calculated in the “RA-6-15” zoning districts since the original

development of the Houses results in the Houses block being slightly over the maximum permitted density. Therefore, by itself, the Crystal Houses block has no available density for additional development. The Crystal Towers site to the north, however, has excess density. The present proposal is identical to the 2006 site plan approval in that the developer proposed to use the density available at the Crystal Towers site and shifts it to the Crystal Houses block.

The proposed uses and density are in harmony with the envisioned uses for the site in the *Crystal City Sector Plan*. The resulting proposed density for the Houses site, at 67.3 dwelling units per acre, is within the density range specified in the GLUP.

Site and Design: The applicant proposes to construct a five (5) story apartment building with 252 dwelling units at the southwest corner of South Eads Street and 18th Street South. The architecture is largely typical of contemporary stick-built construction and will contrast with the existing red brick tower buildings. A prominent architectural feature, a gray metal canopy, is proposed at the south corner of the building Eads Street vehicular entrance. The developer street entrances and door yards to ground floor units along 18th Street and Eads Street.

The developer proposes a public park of approximately 33,000 square feet mid-block, in the same location where the Sector Plan recommends a public open space of approximately 7,700 square feet. The developer proposes some ways to activate the space per the sector plan recommendations. Because the proposed open space is deeper than its street frontage, and penetrates the interior of the site into what had previously been tenant-only space it will be important that the ultimate design read as public. Furthermore, there is currently informal public access through the interior of the site from Fern Street. Staff has encouraged the applicant to consider integrating this informal access with access to the new park to permit easy access to the park for residents from Aurora Highlands.

Vehicle access to the site will continue to be from 18th Street which will be adjusted from its current right-in right-out configuration to accommodate all directions, and from mid-block at 20th and Eads Streets. Existing surface parking and drives will be relocated to accommodate the new building and create the new open space.

Transportation: This project is in Crystal City at the southwest corner of S. Eads Street and 18th Street S. within the area of the Crystal City Sector Plan (CCSP). The site is accessible by multiple modes of transportation to allow for flexibility in access to the site. There is one bus stop along S. Eads Street in front of the proposed project site with additional bus stops within one block north and south of the project site, the Crystal City Metrorail station is within 1/4 mile of the site, and there is a Capital Bikeshare station at the southwest corner of South Eads Street and 18th Street South in front of the proposed project site.

Streets and Sidewalks: The Master Transportation Plan (MTP) identifies 18th Street S. and S. Eads Street. as Type B-Primarily Urban Mixed-Use Arterials. Adjacent to the site, 18th Street S. is two travel lanes with a bike lane and parking in each direction. There is a separate left and right turn lane at the intersection with S. Eads St in the eastbound direction. S. Eads St is one travel lane with a buffered bike lane and parking in each direction, with a painted median area

for turn movements. There is a separate left and right turn lane at the intersection with 18th Street S. in the northbound direction. In the southbound direction along S. Eads Street there is a separate left turn lane at the intersection with 20th Street S.

The Crystal City Sector Plan (CCSP) specifies 18th Street S. and S. Eads Street, adjacent to the site, comply with the 18'-22' – commercial/mixed sidewalk frontage. This streetscape specification includes a 6' minimum clear sidewalk, 6' minimum street tree and furniture zone with a variable width café/shy zone.

The project proposes to maintain the existing curb location and travel lane configurations along the project frontage. There is a County project currently in design that proposes to remove the median in 18th Street S. from S. Fern St to S. Eads St and introduce a buffered bike lane. The County project will maintain the existing curb location along the proposed site frontage. The project proposes a 6' tree zone, 6' clear sidewalk, and additional shy zone for stoops and access to the proposed building lobby and individual ground floor units.

Trip Generation: As a part of the 2006 Site Plan Amendment for this site, a Traffic Impact Analysis (TIA) was submitted by the applicant, prepared by Wells+Associates, that analyzed ten (10) intersections around the site. The 2006 analysis found all the study intersections to operate at an acceptable Level of Service (LOS). County staff requested the applicant update the original TIA to update the information for five intersections along 18th Street S. and S. Eads Street (located on either side of the two access points to the site closest to the proposed building) and increase the scope of the TIA to include an analysis of the pedestrian, bicycle, and transit facilities and site-generated trips. Wells+Associates submitted a revised TIA, dated July 21, 2017, that included an updated analysis assessing the impact of the development on the adjacent street, sidewalk, transit, and bicycle network and considered additional traffic generated by approved unbuilt projects within the study area. The analysis concludes that during the AM peak hour approximately 36 vehicular, 45 transit, 9 pedestrian, and 8 bicycle trips and during the PM peak hour approximately 44 vehicular, 54 transit, 12 pedestrian, and 9 bicycle will be generated by this site. In the existing, future, and future conditions with the proposed project all intersections within the study area will continue to operate at LOS D or better.

Parking and Loading: The project proposes an overall residential parking ratio of 0.98 spaces per unit for the entire Site Plan 13, and a .95 ratio for Crystal Houses alone. The proposed parking includes a combination of underground parking within the proposed building, and existing and relocated surface, covered, and garage parking. The proposed underground garage will accommodate 418 parking spaces and 80 new surface spaces. Due to the proposed layout, a portion of the existing Crystal House I building parking will be located within the proposed Crystal House III (proposed building) garage. The proposed building garage and loading are accessed from the internal roadway system.

Modification of Use Regulations:

Parking: The developer proposes a .98 parking space ratio over the entire Site Plan #13

13(Crystal Houses alone would have a .95 parking ratio).

Community Benefits:

Standard benefits expected of all site plans (with no additional density granted) include:

- On site public art or \$75,000 contribution;
- Streetscape per Sector Plan;
- Transportation Demand Management;
- Ordinance-based affordable housing contribution.
- ~~LEED Silver (note: Developer is not requesting bonus density).~~

Staff Issues/Points of discussion: (With corresponding agenda item):

Agenda Item 4.a.i.: The proposed building façade along Eads Street is 500 feet (two blocks). Can more be done to break up the mass? It should be noted that the Eads Street façade is only slightly longer than that proposed in 2006. However, the 2006 plan showed a setback “notch” at the midpoint.

Agenda Item 5 and 6.c.: Is there a way that more trees could be preserved? Is there a way to incorporate existing mature trees into the proposed park? Some surface parking is being relocated elsewhere on the property, resulting in loss of trees. Can this parking be also moved underground? The applicant could also explore a lower parking ratio than that proposed.

Issues identified by SPRC: TBD

SPRC Neighborhood Members:

Christer Ahl	Crystal City CA
Natasha Atkins	Aurora Highlands

Planning Commissioners Assigned to this Request:

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Megan Shelby	Co-Chair	megan shelby@gmail.com

Staff Members:

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