

**SITE PLAN REVIEW COMMITTEE  
MEETING AGENDA**

**DATE:** Monday, November 20, 2017  
**TIME:** 7:00 – 9:00 p.m.  
**PLACE:** 2100 Clarendon Boulevard, Cherry/Dogwood Rooms  
Arlington, VA 22201

**SPRC STAFF COORDINATOR:** Matt Ladd, 703-228-3525

**Item 1. Crystal Square North Retail (SP #90) 7:00 – 8:25 p.m.**  
(RPC # 34-020-248 through -251, 34-020-037, and 34-026-033)  
Planning Commission and County Board meetings TBD.  
*Peter Schulz (CPHD Staff)*

**Item 2. Red Cross 8:30 – 10:00 p.m.**  
(RPC # 34-020-248 through -251, 34-020-037, and 34-026-033)  
Planning Commission and County Board meetings TBD.  
*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, 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://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 Square North Retail**  
**(SP #90)**

(RPC # 34-020-248 through -251, 34-020-037, and 34-026-033)  
Elizabeth Gearin, SPRC Chair

**SPRC Agenda: First Meeting—October 26, 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
  
- 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

**SPRC Agenda: Second Meeting—November 20, 2017**

- 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 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) 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)

- 6) 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.)
  
- 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 block bounded by 15<sup>th</sup> Street South, Crystal Drive, 18<sup>th</sup> Street South, and Jefferson Davis Highway. The proposed new theater and retail spaces will front on Crystal Drive and 18<sup>th</sup> Street. The proposed plaza will be along the north side of 18<sup>th</sup> Street between Crystal Drive and S. Clark/Bell Streets.

**Applicant Information:**

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**Engineer**  
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 Chantilly VA 20151  
 Scott Delgado

**Landscape Architect**  
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 Cody Klein

**Traffic Engineer**  
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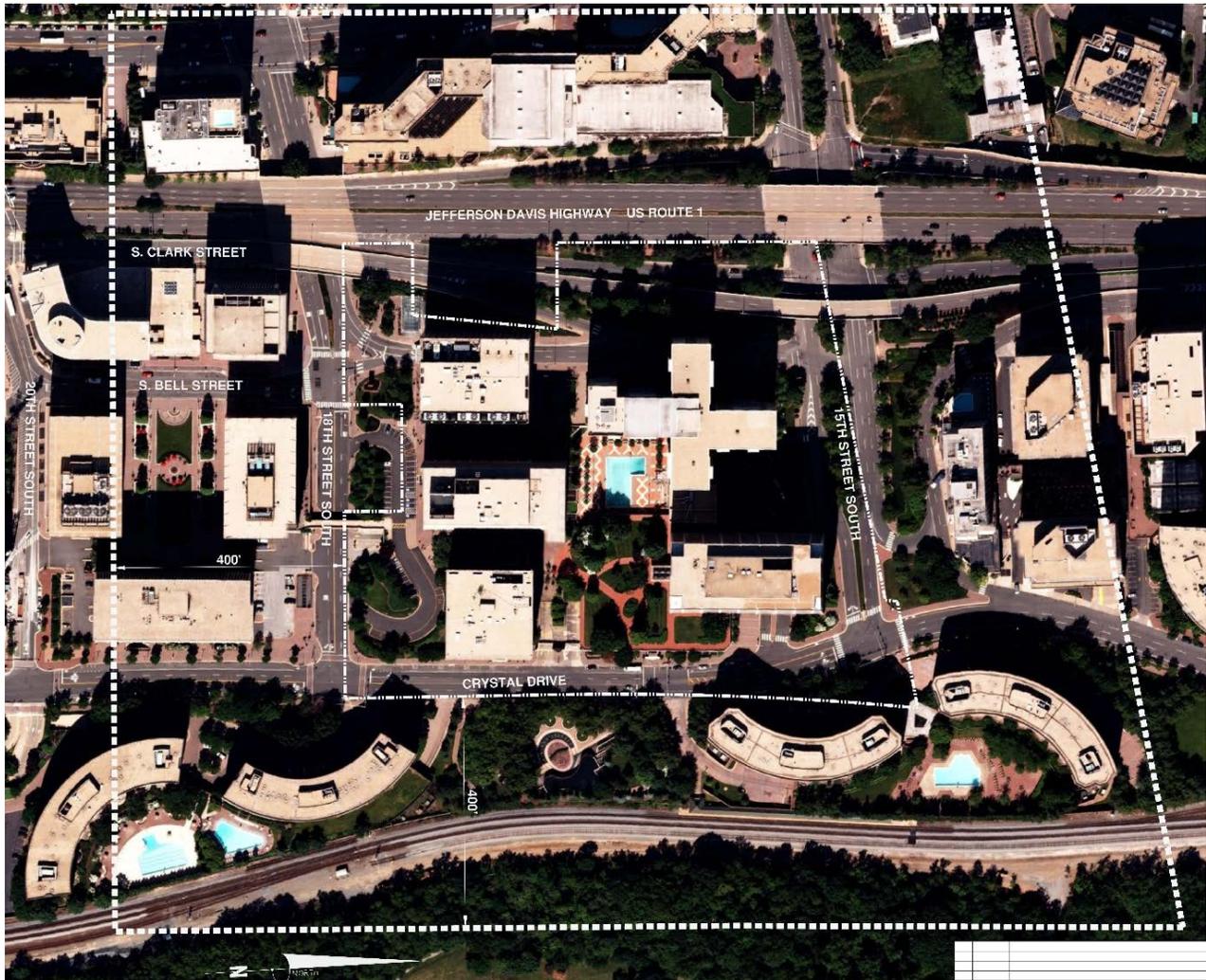
857.233.5171  
cklein@ojb.com

**BACKGROUND:** Crystal Square is a 15-acre mixed-use development by the Charles E. Smith Company originally approved by the County in 1972. It consists of 1.3 million square feet of office space, approximately 155,000 square feet of retail space, most of it in the Crystal City Underground, and 387 multi-family apartment units. The project was completed in the late 1970's. Much of the area of the site plan is encumbered with street easements. Typical of the era, the development is in a superblock, and the street face of the development largely consists of blank walls or parking and loading facilities. Apart from a small section along Crystal Drive constructed in the late 1990s, almost all retail is internal and accessed through the Crystal City Underground network. There are private plazas about one-story above grade between the buildings. All buildings are also connected through the underground.

The most recent site plan amendment was approved by the County Board in December 2015 for the previous owners of the development (Vornado), and approved a renovation to the Crystal Square 3 office building that would have added approximately 10,000 square feet of retail space, reskinned the building, and an improved streetscape. That plan will not be implemented by the new site owners, JBGSmith, who now plan to redevelop the building as residential in a separate filing and review process from the subject application.

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

Site: The subject site is within the existing Crystal Square site plan area (SP #90) and has the following adjacent uses:



- To the north: Across 15th Street South is Jefferson Plaza (SP #51), a mixed-use development of offices and hotel (Crowne Plaza) zoned “C-O”. The site is designated “High” Office-Apartment-Hotel (up to 3.8 FAR office, commercial and hotel, up to 4.8 FAR residential) on the General Land Use Plan (GLUP). The site is also located within the Crystal City Coordinated Redevelopment District (CCCRD).
- To the east: Across Crystal Drive is the Crustal Park mixed office and residential development with ground floor retail, and the Water Park. All are part of SP#167 and zoned “C-O-1.5”,) Both sites are designated “Low” Office-Apartment-Hotel (up to 1.5 FAR office and commercial, up to 72 units/acre residential, up to 110 units/acre hotel) on the GLUP and are in the CCRD.
- To the south: There is an 18,500 square-foot parcel of land on the north side of 18th Street South that is owned by the Washington Metropolitan Area Transit Authority, and zoned “M-2.” The developer has a surface easement on this property, but is not permitted to construct buildings on this parcel. Across 18<sup>th</sup> Street South, the

Crystal Mall mixed-use site plan (SP #56), zoned “C-O”. The site is designated “High” Office-Apartment-Hotel on the GLUP.

To the west: Jefferson Davis Highway is the western boundary of the site.

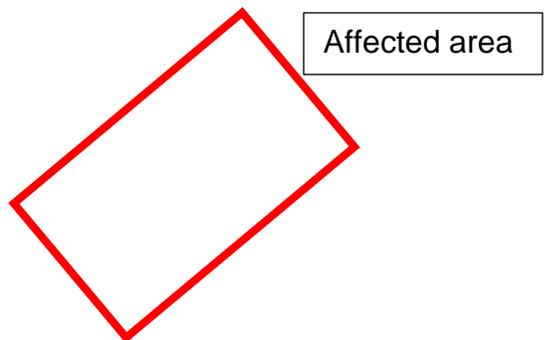
Zoning: The site is zoned [“C-O” Mixed-Use District, a small \(700 s.f. portion of the site is zoned “M-2”](#).

General Land Use Plan Designation: The site is designated “High” Office-Apartment-Hotel (up to 3.8 FAR office, commercial and hotel, up to 4.8 FAR residential). The site is also located within the Crystal City Coordinated Redevelopment District (CCCRD) on the GLUP, and the site has a triangle designating general locations for public open space on the south side of the block, on the north side of 18<sup>th</sup> Street (“Market Square”).

Neighborhood: The subject site is in the Crystal City Civic Association area.

**DISCUSSION:** The current site consists of four (4) high-rise office buildings and an apartment building constructed over a podium that contains retail uses that are largely internal and below grade and connected with the Crystal City Underground. The developer proposes to renovate a portion of the existing site to create approximately 84,000 square feet of additional retail space in ~~three (3)~~ two new spaces:

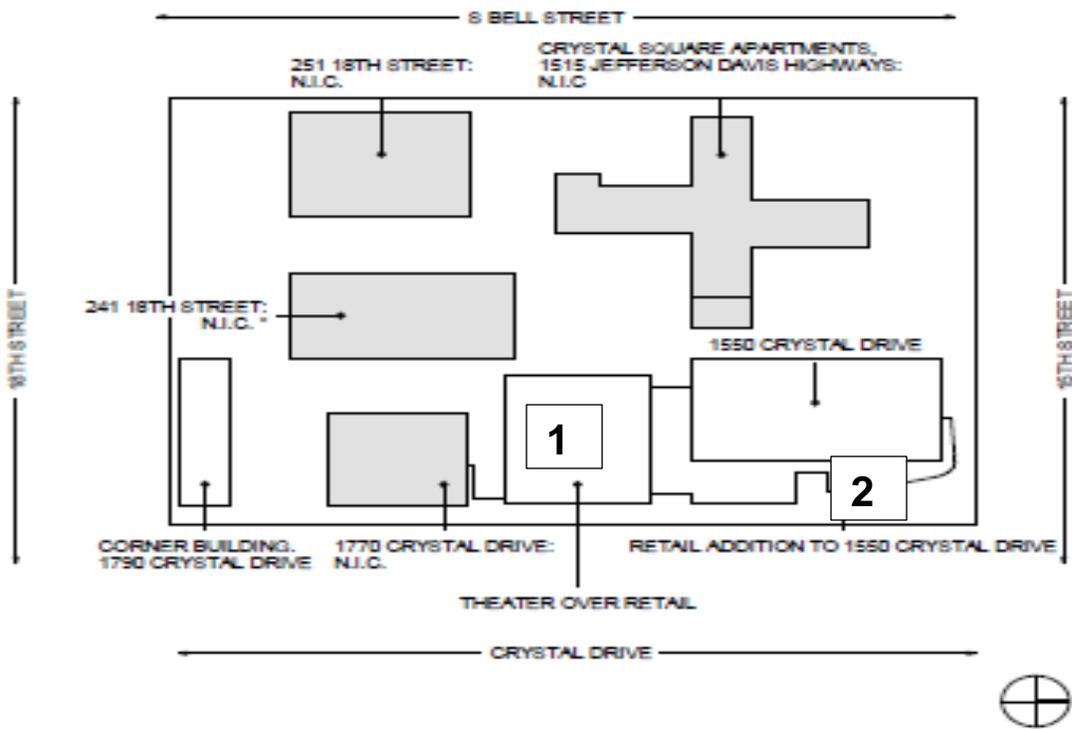
1. A three-level Alamo Drafthouse movie theater fronting on Crystal Drive to be constructed between two (2) of the existing office buildings.
2. A one-level addition to the office building at 1550 Crystal Drive to create space for a grocer. As well as having a street level presence on Crystal Drive retail spaces 1 and 2 will also be integrated into the Crystal City Underground.
3. ~~A standalone two (2) story building located at the northwest corner of Crystal Drive and 18<sup>th</sup> Street. This building will incorporate elevators down to a new eastern entrance to the Crystal City Metro Station.~~



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**EXISTING AND PROPOSED BUILDING  
CONSTRUCTION TYPES KEY PLAN**

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**Proposed Development:** The following table provides the development potential and the preliminary statistical summary for the requested site plan:

Site Area <sup>1</sup> : 439,231 s.f. Total 438,531 S.f. zoned "C-O" 700 s.f. zoned "M-2"	DENSITY ALLOWED/TYPICAL USE	MAXIMUM DEVELOPMENT
"C-O" By-Right	One-family dwellings: one Unit per 6,000 s.f. of lot area;  Office: 0.6 FAR	One-family dwellings: 73 units  Office: 263,539 s.f. of g.f.a.
"M-2" By right	Commercial: 1.5 FAR	Commercial: 1,050 s.f. of g.f.a.
"C-O" Site Plan	Base density of up to 4.8 FAR density residential  Base density of up to 3.8 FAR commercial/office/hotel	2,108,309 s.f. FAR residential or  1,666,418 s.f. FAR comm./office/hotel
"M-2" Site Plan	N/A	N/A

<b>SP #90, Crystal Square Retail Amendment</b>	
<b>SITE AREA</b>	439,231 s.f
<b>Site Area Allocations</b>	
Retail/Commercial/Office	439,231 s.f.
<b>Density<sup>2</sup></b>	
Existing Office/Commercial/Retail GFA	1,559,967 s.f.
Existing Commercial FAR	3.4 FAR
Existing Exemptions	(57,051) s.f.
Existing Net Density	1,502,916 s.f.
Available GFA	164,552 s.f.
Proposed added new GFA	<del>84,388</del> <u>68,184</u> s.f.
New Commercial/retail	
New office	
Total Proposed exclusions	68,725 s.f.
Proposed Relocated/New Exclusions	25,841 s.f.
<b>Total Gross GFA</b>	<del>1,656,029</del> <u>1,639,825</u> s.f.
<b>Total Net GFA</b>	<del>1,587,304</del> <u>1,571,100</u> s.f.
<b>Resulting Office GFA</b>	<b>1,354,830 s.f.</b>
<b>Resulting Retail GFA</b>	<del>223,782</del> <u>207,578</u> s.f.
<b>Total FAR</b>	<b>3.6 FAR</b>
<b>Max. Permitted Density</b>	<b>3.8 FAR for Office/Commercial/Retail</b>
<b>Building Height</b>	
Average Site Elevation above sea level	46.2 feet

<sup>1</sup> Applicant’s site area excludes a 196,771 square-foot parcel owned by others.

<sup>2</sup> Only JBG Owned.

<b>SP #90, Crystal Square Retail Amendment</b>	
<b>Theater</b>	
Main Roof Elevation above sea level	133.7 feet
Main Roof Height	87' 5"
Penthouse Roof Elevation above sea level	140 feet
Penthouse Height	93' 11"
Number of Stories	3 + mezzanine
<b>Grocery</b>	
Main Roof Elevation above sea level	74.7 feet
Main Roof Height	28.5 feet
Penthouse Roof Elevation above sea level	N/A
Penthouse Height	N/A
Number of Stories	2
<b>Corner Retail</b>	
<del>Main Roof Elevation above sea level</del>	<del>73.75 feet</del>
<del>Main Roof Height</del>	<del>37 feet</del>
<del>Penthouse Roof Elevation above sea level</del>	<del>92.2 feet</del>
<del>Penthouse Height</del>	<del>55.5 feet</del>
<del>Number of Stories</del>	<del>2</del>
<b>"C-O" Max. Permitted Bldg. Height</b>	<b>153 feet to penthouse, parapets, etc.</b>
<b>Parking</b>	
Office	1,603
Retail	204
Commercial (retail or office)	92
Total Number of Spaces (incl. 500 allocated to residential)	2,325
Standard Spaces	998
Compact/Noncompliant Spaces	944
Handicapped spaces	42
Compact Ratio	41%
Office Parking Ratio	1:848 s.f.
<b>"C-O" Minimum Required Office Parking Ratio</b>	<b>1 Sp for every 530 s.f. of GFA (spaces)</b>
Retail Parking Ratio	1:853 s.f.
<b>"C-O" Minimum Required Retail Parking Ratio</b>	<b>1 Sp for every 530 s.f. of GFA (spaces)</b>
Commercial (retail or Office) parking ratio	1:841
<b>"C-O" Minimum Required Commercial Parking Ratio</b>	<b>1 Sp for every 530 s.f. of GFA</b>
<b>LEED</b>	
LEED Score	Applicant is not proposing LEED

**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)*;
- “C-O” Zoning Ordinance Regulations;
- *Arlington Retail Plan*;
- *Crystal City Sector Plan*.

*GLUP*: The site is designated “High” Office-Apartment-Hotel (up to 3.8 FAR office, commercial and hotel, up to 4.8 FAR residential). The site is also located within the Crystal City Coordinated Redevelopment District (CCCRD) on the GLUP, and the site has a triangle designating general locations for public open space on the south side of the block, on the north side of 18<sup>th</sup> Street (“Market Square”).

The developer’s proposed development does not require a change to the land use category of the General Land Use Plan, nor a rezoning to “C-O-Crystal City”, but the development should be analyzed in whether it meets the Sector Plan goals. The developer’s proposed density, at 3.61 FAR, is within the density range specified in the GLUP.

*Zoning*: The existing zoning is “C-O” Mixed Use District. The developer does not propose to change the existing zoning. “C-O” permits, with special exception site plan approval commercial office and retail uses of up to 3.8 FAR and residential uses at a 4.8 FAR. The applicant’s proposal is under 3.8 FAR. Bonus density is not requested or required to facilitate this development.

*Arlington Retail Plan*: The west side of Crystal Drive and north side of 18<sup>th</sup> Street South are designated “Gold” Streets. Gold streets are defined as: “Streets planned for any type of retail use or retail equivalent as permitted by the Zoning Ordinance. Exterior and interior design elements as set forth in the Retail and Urban Design Guidelines.”

*Crystal City Sector Plan*: The Crystal City Sector Plan was adopted in 2010, and has detailed guidance for the coordinated redevelopment of Crystal City. The subject site is in one of the most important areas of Crystal City, the “Central Business District”, where the highest intensity uses are contemplated, and contains one of the most important public open spaces envisioned in the Sector Plan, the “Metro Market Square”.

All references are to the relevant chapter or figure in the [Sector Plan](#).

#### General Guidance

- The site is in the “Central Business District” district of Crystal City (3.3.2), oriented “around the existing Metro Station entrance, Metro Market Square and Center Park (Figure 3.3.6).”
- With “the convergence of the existing and proposed public transportation components in Crystal City (Metro, transit, VRE, bus, carpool), this location is optimally positioned to support additional commercial density. As the existing Metro Station entrance will be retained, a second entrance to the Metro station is envisioned in the proximity of 18<sup>th</sup> Street and Crystal Drive.” (3.3.2.)
- Maximum building heights: 300 ft./200ft. (Figure 3.8.5).
- Tower coverage limitations apply only to buildings greater than five (5) stories (3.8.6).

- Within 250 feet North of the Metro Market Plaza on 18<sup>th</sup> Street, mixed uses are recommended with a minimum 70% of office use; Mixed use with minimum 40% residential elsewhere (Figure 3.9.1).
- Retail frontage is recommended along Crystal Drive and on the north side of Metro Market Plaza, as well as retention of the Crystal City Underground (Figure 3.9.3). A grocery store near 18<sup>th</sup> Street is encouraged (3.9.5).
- Service and loading should be limited to a new Clark-Bell Street (Figure 3.9.4).

**Density and Uses:** The applicant proposes to take advantage of approximately 165,000 s.f. of available density within the existing “C-O” zoning.

The proposed uses and density are in harmony with the envisioned uses for the site in the *Crystal City Sector Plan*. However, the developer is requesting exclusions from density (see below).

**Site and Design:** The Alamo Theater and the potential grocery site are infill development that will bring a significant retail and commercial presence to this stretch of Crystal Drive, a goal of the current Sector Plan. In the absence of the ability to completely redevelop the block, such infill developments can still meet the spirit and intent of the Sector Plan to encourage retail and entertainment for future and existing residents.

~~One of the most notable features is the incorporation of a new eastern entrance to the Crystal City Metro station, with an escalator entrance on Crystal Drive near the corner of 18<sup>th</sup> Street, and elevators to the mezzanine incorporated into the third retail building. The applicant proposes that the building be incorporated in to the significant grade change between South Bell Street to the west and Crystal Drive”. As proposed, the applicant’s plan would result in a two level open space, with a smaller open space along Crystal Drive, and behind it to the west, a wall of about 20 feet behind it, with the majority of the plaza behind it on a higher level. The developer proposes to connect the two levels with a staircase, and to mask the wall with a water feature.~~

~~*Proposed open space:* The Crystal City Sector Plan, as stated above, envisions an approximately 44,000 square foot open space to be dedicated to the County as a Metro Market Square. Staff continues to work with the applicant on this issue as to the and delivery of the open space.~~

### **Building Architecture**

The proposed architecture generally presents a glass and dark metal contemporary retail façade with a semi-industrial look to the street rights-of-way.

Above the first level of the movie theater, glass is replaced with a decorative metal screen at the mezzanine level (additional detail of which will be needed), and gray panels on the second level. A translucent feature stretching upward two (two) stories breaks the plainness of the upper stories.

The third level of the theater is set back from the lower levels, presents a plain gray wall to Crystal Drive. The developer’s plans state “potential art” and additional information will be needed on the visibility of this wall from public rights-of-way.

**Transportation:** This project is in Crystal City in the block bounded by 15<sup>th</sup> Street S., Crystal Drive, 18<sup>th</sup> St S, and S. Bell Street within the area of the Crystal City Sector Plan (CCSP). The focus of the project is along 15<sup>th</sup> Street S., and Crystal Dr. The site is accessible by multiple modes of transportation to allow for flexibility in access to the site. The Crystal City Metrorail station, serving the yellow and blue lines, and associated bus stops are located adjacent to the site at the intersection of S. Bell Street at 18<sup>th</sup> Street S. On the east side of the project there are several bus stops along Crystal Dr. in front of the proposed project site, and the Virginia Railway Express (VRE) station is within ¼ mile of the site. Additionally, there are two Capital Bikeshare stations adjacent to the northeast and southwest corners of the block.

**Streets and Sidewalks:** The Master Transportation Plan (MTP) identifies 15<sup>th</sup> Street S., and Crystal Dr. as Type A-Primarily Retail Oriented Mixed-Use and S. Bell Street. as Type B-Primarily Urban Mixed-Use Arterials. Adjacent to the site, 15<sup>th</sup> Street S. is two travel lanes in each direction separated by a landscaped median with several larger trees. Westbound 15<sup>th</sup> Street S. becomes five travel lanes at the intersection with S. Bell Street and continuing under Jefferson David Highway to accommodate right and left turn lanes. Crystal Drive consists of one travel lane southbound, two travel lanes northbound, a center turn lanes, bike lanes in both directions and parking on the east side. At the intersections with 18<sup>th</sup> Street S. and 15<sup>th</sup> Street S. the center turn lane transitions to a dedicated turn lanes. S. Bell Street is two-three travel lanes in the southbound direction with two building over the roadway for approximately half of the length of S. Bell Street.

The project proposes to modify the streetscape and travel lane configurations on 15<sup>th</sup> Street S. and Crystal Dr. There is a County project in design that focuses on the road cross sections of S. Clark- S. Bell Street, 15<sup>th</sup> Street S, and a portion of Crystal Drive near 15<sup>th</sup> Street S. The applicant and staff are continuing to discuss the design of 15<sup>th</sup> Street S. and Crystal Dr. to provide an appropriate cross section. The applicant is proposing to design and begin construction for 15<sup>th</sup> Street S. in advance of the proposed project under review. No changes are proposed to S. Bell Street.

The CCSP specifies 15<sup>th</sup> Street S., Crystal Dr. and S. Bell Street follow the 15' to 18' commercial/mixed sidewalk frontage guidance. Both of these frontage guidelines include a 6' minimum clear sidewalk, 6' minimum street tree and furniture zone with a variable width café/shy zone.

The project proposes to improve the streetscape along the frontage of the buildings along 15<sup>th</sup> Street S. and Crystal Dr. Along 15<sup>th</sup> St S. the streetscape is proposed to be 15' including a 6' tree zone, 8' clear sidewalk. Along Crystal Dr. the streetscape is proposed to be a minimum of 18' including a 6' tree zone, 8' clear sidewalk, and the balance as a shy zone adjacent to the buildings. The streetscape along S. Bell St. is remaining as existing today.

**Trip Generation:** A Traffic Impact Analysis (TIA) was submitted by the applicant, prepared by Gorove/Slade dated October 13, 2017. The analysis looked at twenty (20) intersections around the site and evaluated the intersections in the existing conditions, future conditions without the

proposed development, and future conditions with the proposed development. The analysis showed all the signalized intersections overall operation is at an acceptable Level of Service (LOS) in all three scenarios. Reviewing the individual movements, all of the movements operate at an acceptable LOS in the existing and future without development conditions except the following.

- Jefferson Davis Highway S On Ramp/Off Ramp & 15<sup>th</sup> Street S
  - Southbound Left (AM Peak)
  - Southbound Left/Thru/Right (AM Peak)
- Jefferson Davis Highway N On Ramp/Off Ramp & 15<sup>th</sup> Street S
  - Westbound Thru (AM Peak)
  - Westbound Right (AM and PM Peak)
- Crystal Drive and 15<sup>th</sup> Street S
  - Eastbound Left (AM Peak)
- 18<sup>th</sup> Street S and Garage Access/Private Driveway
  - Northbound Left/Thru/Right (PM Peak)

In the future conditions with development, the following movements, in addition to the ones noted above, will not have an acceptable LOS. Please note, all of these movements are from garage or private driveways and not the public street network.

- 18<sup>th</sup> Street S and Garage Access/Private Driveway
  - Northbound Left/Thru/Right (AM Peak)
  - Southbound Left/Thru/Right (AM and PM Peak)
- Crystal Drive and North Garage Access
  - Eastbound Left/Right (PM Peak)
- Crystal Drive and South Garage Access
  - Eastbound Right (PM Peak)

The analysis also assessed 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 56 vehicular, 28 transit, 15 pedestrian, and 11 bicycle trips and during the PM peak hour approximately 322 vehicular, 163 transit, 95 pedestrian, and 65 bicycle will be generated by this site.

Parking and Loading: There is an existing parking garage under the entire block that is utilized by all the buildings on site. On 15<sup>th</sup> Street S. the applicant is proposing a loading area on the east side of the block and reconfiguring the entrance area for the apartment building on the west side of the block. This will simplify the numerous internal travel lanes, slip lanes, and curb cuts on Crystal Drive. The parking garage entrance on Crystal Dr. will remain with a proposed building over one of the garage entrances. The proposed loading dock on 15<sup>th</sup> Street S. and effects on the 15<sup>th</sup> Street S. based on the loading movements are still being discussed with the applicant and staff.

### **Modification of Use Regulations:**

*Parking:* Parking ratio, parking space width, percentage of compact spaces.

*Exclusions:* The developer proposes exclusions from calculations of gross floor area for approximately 9,900 square feet for new and relocated arcade areas in the Crystal City Underground, and approximately 16,000 square feet of new below grade storage space.

**Site Plan Mitigation:** Standard benefits expected of all site plans (with no additional density granted) to mitigate the effects of the proposed plan include:

- On site public art or \$75,000 contribution;
- Streetscape per Sector Plan;
- Transportation Demand Management;
- Ordinance-based affordable housing contribution.

**Major Staff Issues: The following issues are major issues identified by staff:**

*Agenda Item 2)iii.:* Requested exclusions of arcade space and underground building storage. While there is evidence (but not explicit) in the original approval of this site plan in the 1970s that the arcades within the Crystal City Underground were excluded from density calculations for the Crystal Square project, there is no adopted County policy nor Zoning interpretation that would permit staff to support exemption of such areas. The Zoning Ordinance defines gross floor area as “the sum of the area of the horizontal surface of the several floors of a building measured from the exterior faces of exterior walls, to include all floor area not defined as gross parking area.”

In addition, the applicant is proposing to convert nearly 16,000 square feet of what is retail space inside the Underground to building storage. Exclusions of below-grade building storage from density have been supported by staff in the past, but staff cannot recall a precedent for converting such a large amount of existing retail space, which counts for gross floor area whether above or below grade, into building storage and then excluding the area from gross floor area calculations.

~~*Agenda Item 3:* Two-story corner retail building (Building #3) — The applicant proposes to place this building in what is planned to be an important public park, one of the most important open spaces envisioned in the Sector Plan. While the Sector Plan contemplates structures such as market sheds or a market-style “head house” (using examples such as Quincy Market in Boston), the Sector Plan did not envision an enclosed, private retail space at this location. Construction of such a building will limit the County’s options in using the space in the way envisioned in the Sector Plan. In addition, the developer’s proposed solution to the grade change in the site would result in really two (2) plazas, with a significant change in elevation that would discourage the traversal by commuters as envisioned in the Plan. It is more likely pedestrians will use the public sidewalks than use stairs.~~

~~*Agenda Item 5:* Can the applicant provide a viable 43,900 square foot open space for the County Park system, as recommended in the Crystal City Sector Plan?~~

**Issues identified by SPRC:**

How will the proposed development affect the north-south surface plaza-level block connection?

Need architectural detail, material samples, views on all four sides especially views from the apartment building.

**SPRC Neighborhood Members:**

Christer Ahl	Crystal City CA
Natasha Atkins	Aurora Highlands CA
Arthur Fox	Arlington Ridge CA

**Planning Commissioners Assigned:**

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Jane Siegel	Co-Chair	janesiegel@icloud.com

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