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February 16, 2021

**VIA EMAIL**

Elizabeth Gearin, Co-Chair LRPC  
James Schroll, Co-Chair LRPC  
LRPC Members

**Re: Crystal City Height Study**

Dear Elizabeth, James and LRPC Members,

My firm represents Outlier Realty Capital (“Outlier”), Joint Venture partner with the long-time owner of two parcels of land located on the “edge” of Crystal City at 2306 and 2316 S. Eads Street (the “Property”). The Property is split-zoned C-2 and C-1-O and with two different GLUP designations: Service-Commercial in the CCSP and Low-Residential outside the CCSP. The northern parcel is within the Crystal City Sector Plan (CCSP), near the intersection of 23<sup>rd</sup> St. and S. Eads St.

Outlier seeks to redevelop the Property with residential co-living. Co-living is professionally managed, fully furnished, all-inclusive residential housing priced 30-40% less than studio or one-bedroom comparable units, making co-living affordable to many that would otherwise be priced out of the neighborhood. Outlier has successfully provided co-living in urban locations like Washington D.C. since 2017 when it delivered the first property for Common Living. Co-living is an affordable housing type for those new to the area, those in need of extended stay for work, or are people in the midst of life transitions. The per bedroom rent is at affordable levels. This type of housing would expand housing types, add to the Missing Middle housing, and provide housing type variety.

The close proximity of this Property to the Crystal City Metro Station, many transit/bus lines, National Airport, Amazon headquarters and the Virginia Tech Innovation campus all support a review of the zoning and planning guidance of the Property. Height should be part of that study. The commercial zoning of the Property is inconsistent with the structures that exist on the Property today and is not the best use of such a well-located Property in the midst of a housing shortage.

Outlier seeks LRPC support of eligibility for greater height for the Property. Greater height would allow for better mid-block building transitions and the ability to provide co-living at an even greater discount for greater affordability. CCSP recommends 35’ in height for the northern parcel. Directly across S. Eads Street to the east lies property planned for 110’ feet in height, with a sharp drop to 35’ to the south. LRPC should study building mid-block transitions as part of the height study. Edge properties within the CCSP boundary should be included as eligible for greater height allowing for mid-block transitions and opportunities for housing. Ultimately, an increase in building height would allow for more housing in a dense area where it should be located. Thank you for your consideration and we are happy to answer any questions.

Sincerely,

Megan C. Rappolt