

County Board

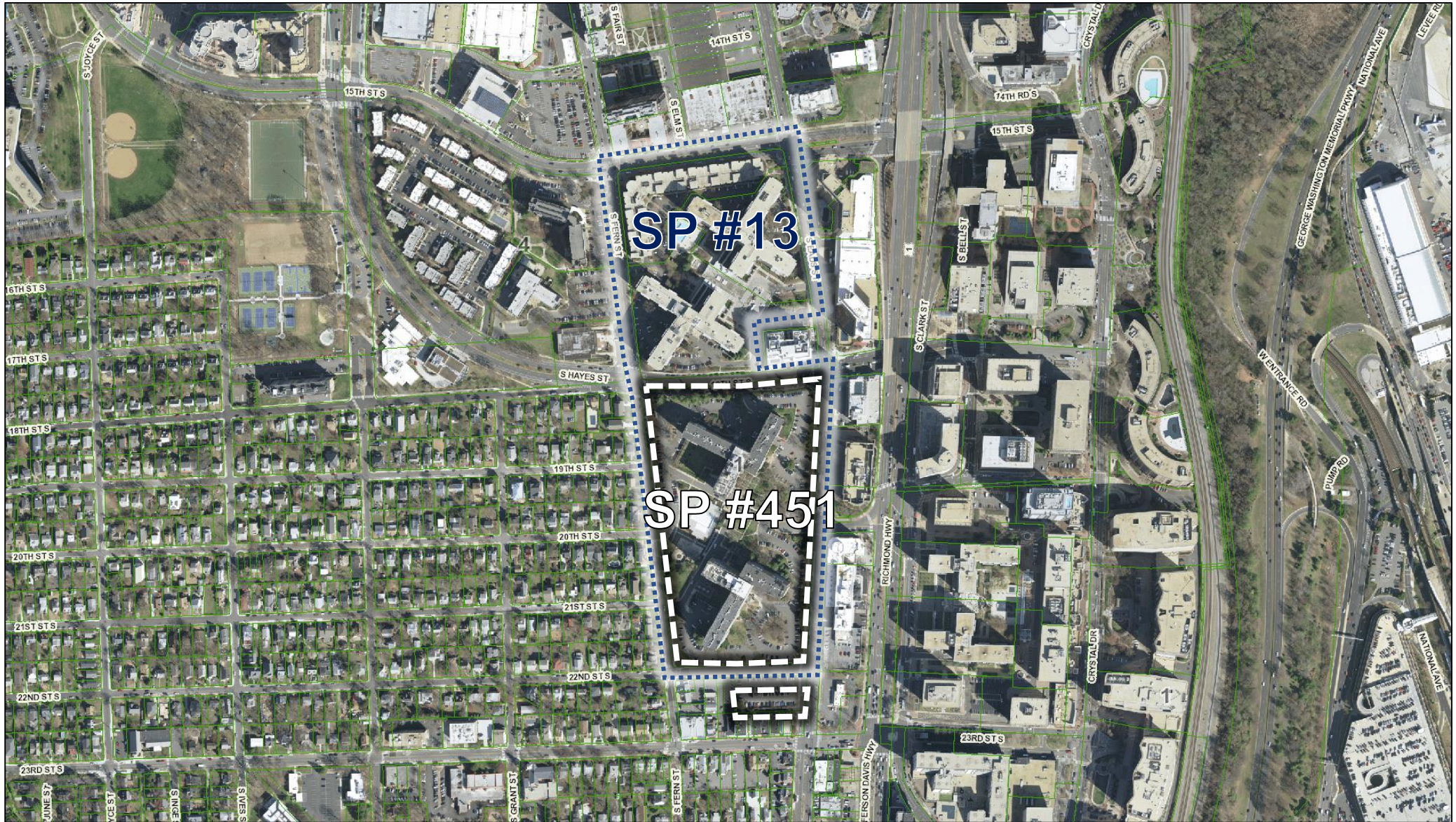
December 14, 2019

SP #451, Crystal Houses

Rezoning, Site Plan Amendment, and New Site Plan

1900 South Eads Street

Site Location



Proposal

Applicant's Proposal

- Rezone site from RA6-15 to C-O-Crystal City
- Site Plan Amendment to SP #13 to remove site area
- New Site Plan #451:
 - Seven (7) new infill buildings
 - 819 new residential units
 - 627 new below-grade parking spaces
 - 2 new public parks (54,751 sf total)
 - 49,500 sf street ROW dedication

Proposed Statistics:

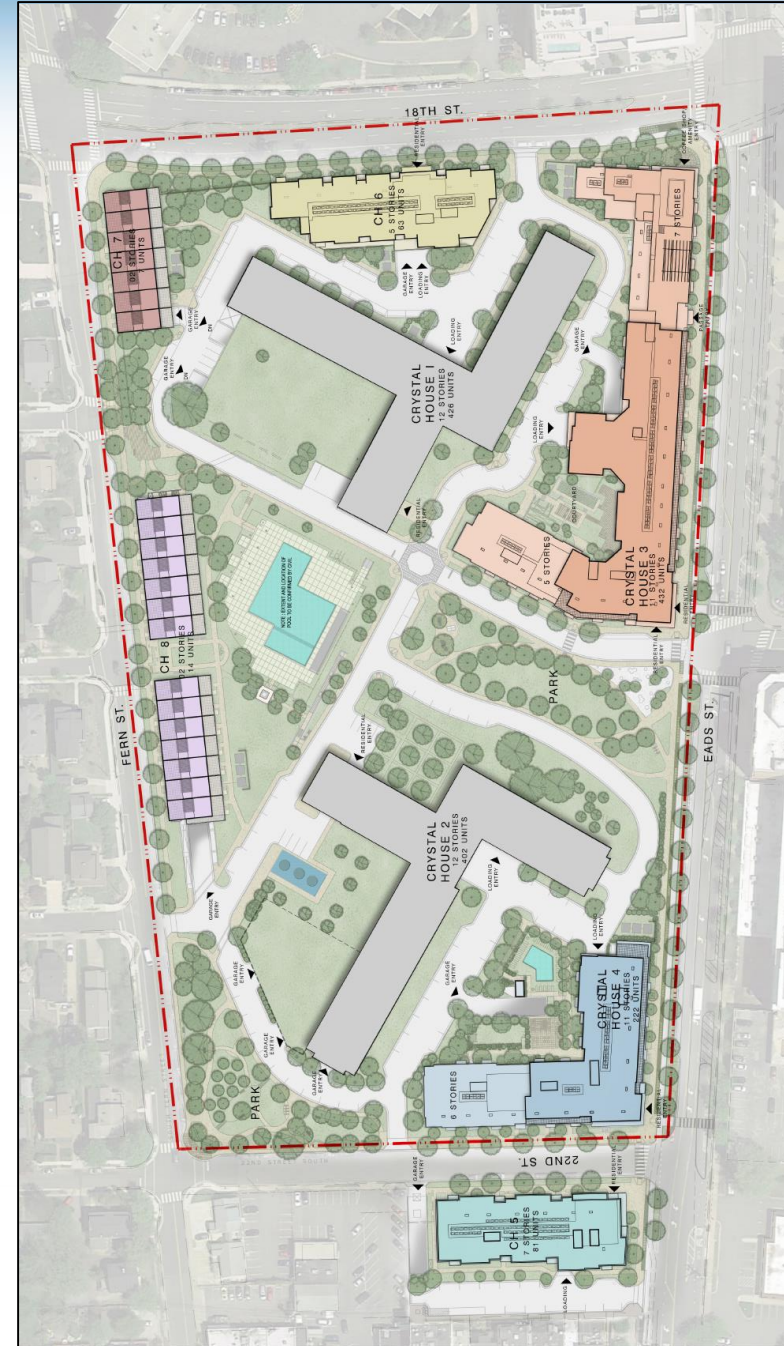
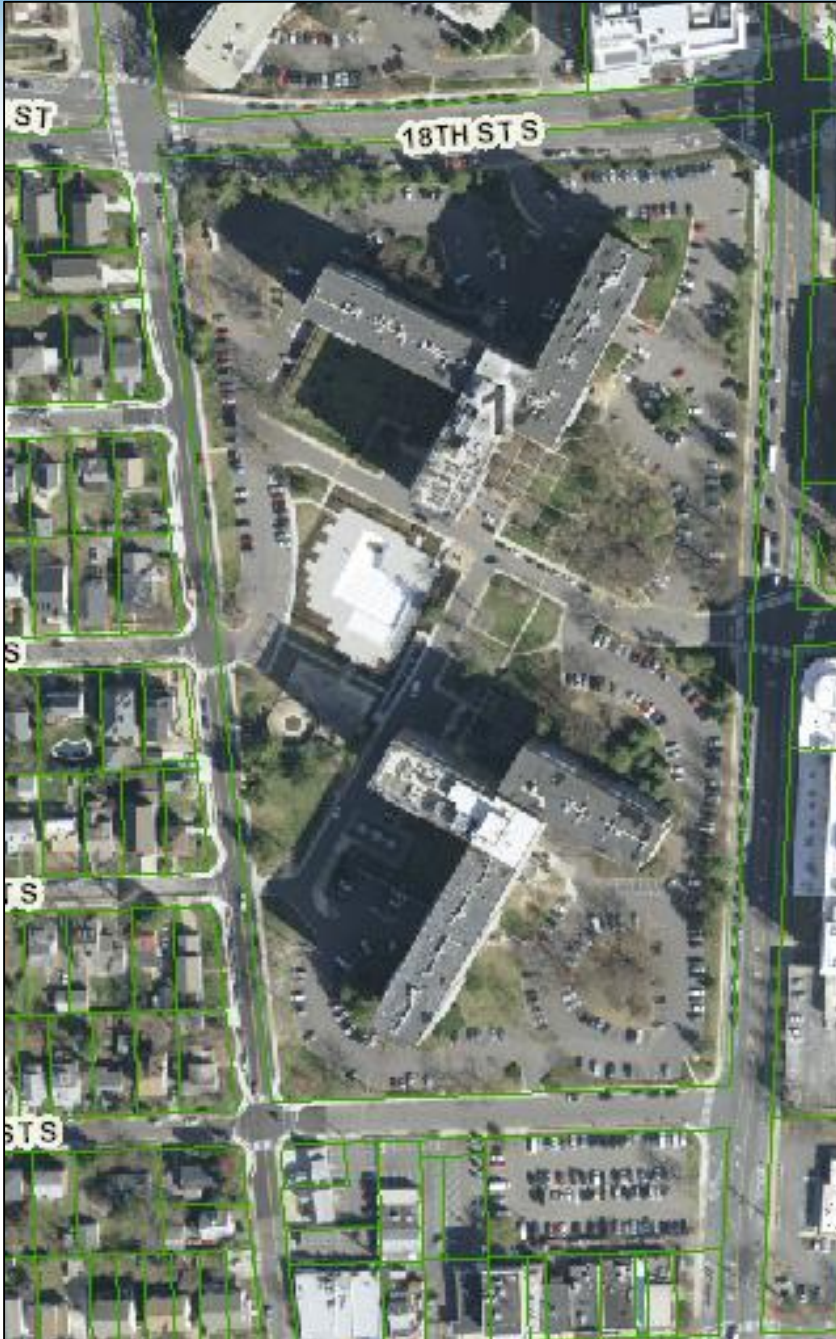
- 1,647 total units (existing and proposed)
- 97.2 units per acre
- 1,181 total parking spaces
 - 62 surface spaces; 22 of which are grasscrete
- 0.72 spaces per unit (.69 sp/unit w/o CH-5)

Proposed Modifications:

- Residential Parking Ratio
- Above-grade Parking

Proposal

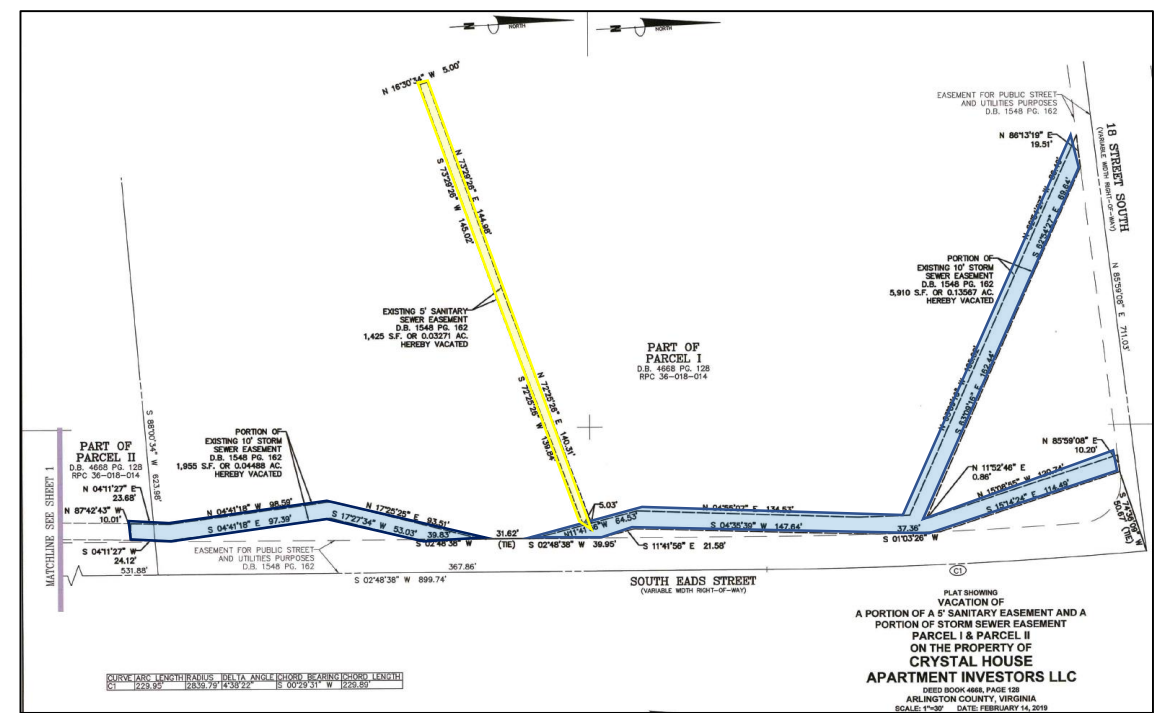
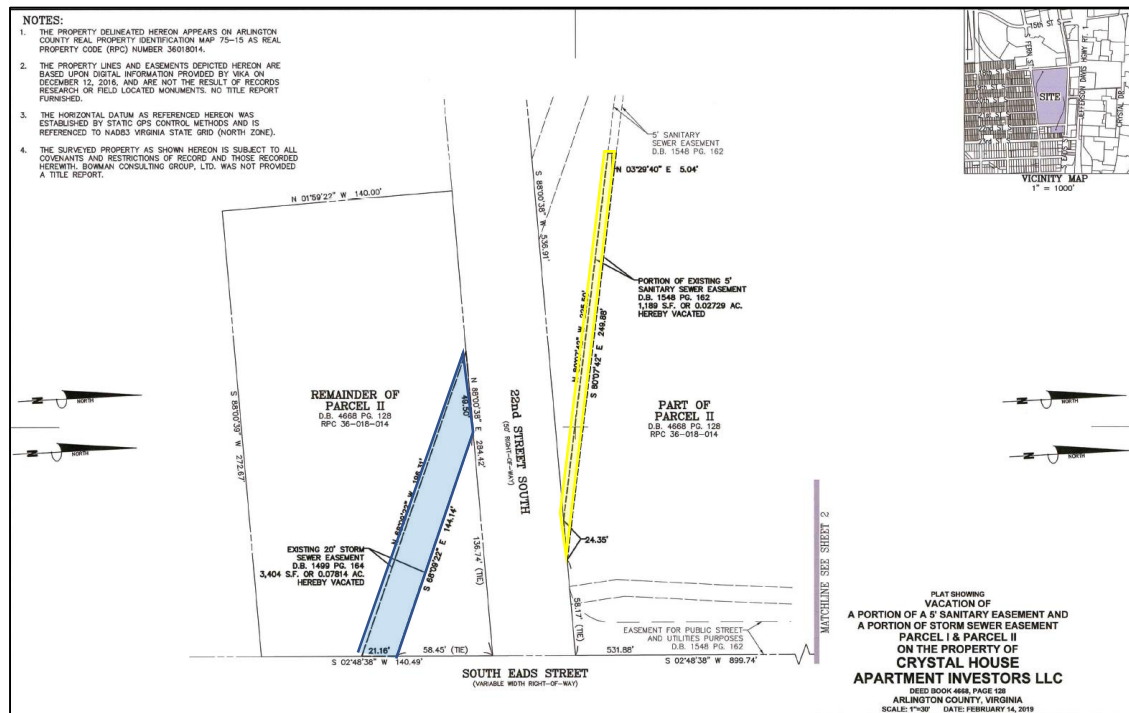
Existing Conditions





Proposed Site Plan

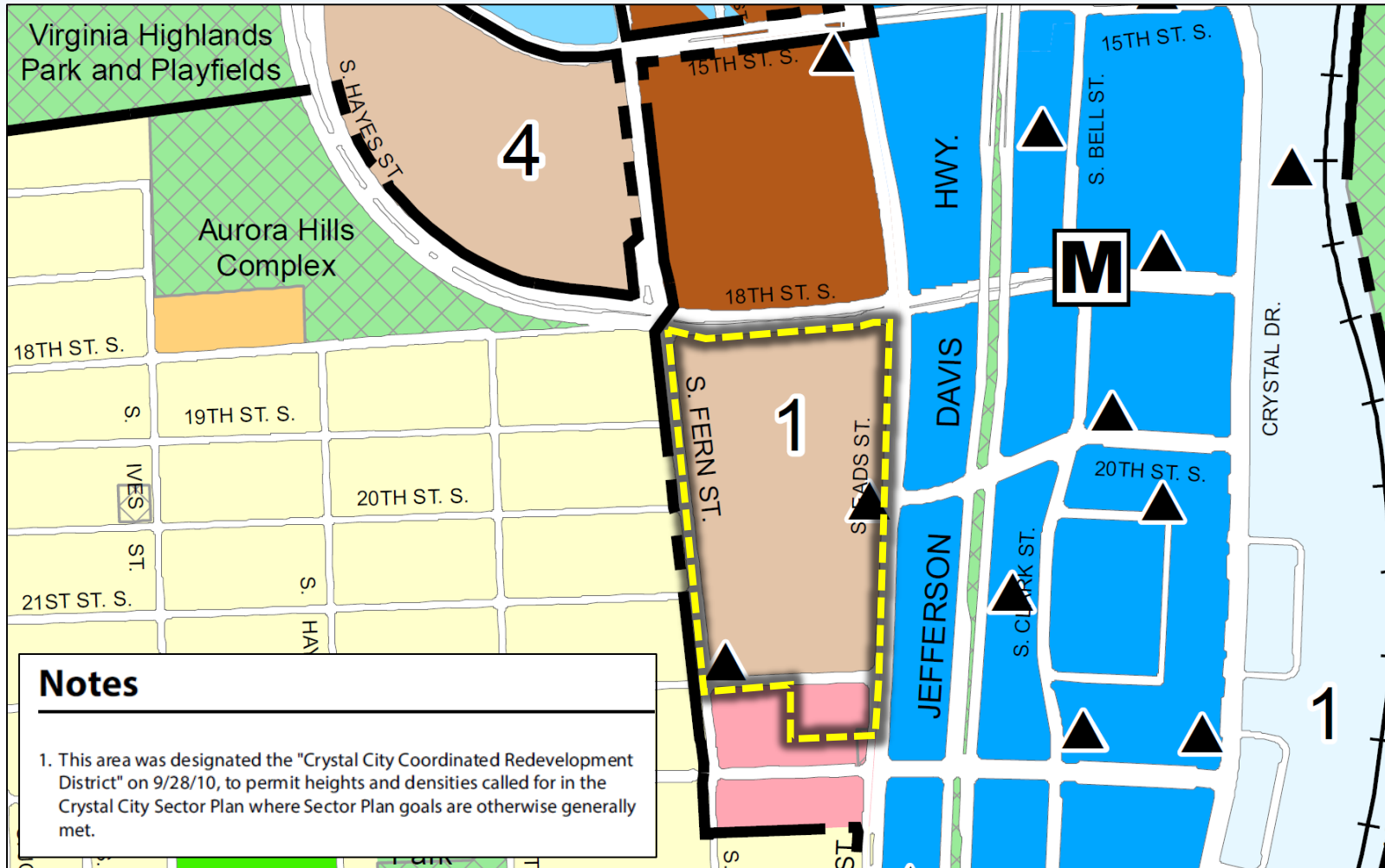
Proposal

Vacations of sanitary and storm easements



-  Storm Sewer Easement
-  Sanitary Sewer Easement

GLUP



GLUP Map:

- "Medium" Residential and "Service Commercial"
- Crystal City Coordinated Redevelopment District
- Two open space symbols

Crystal City Sector Plan

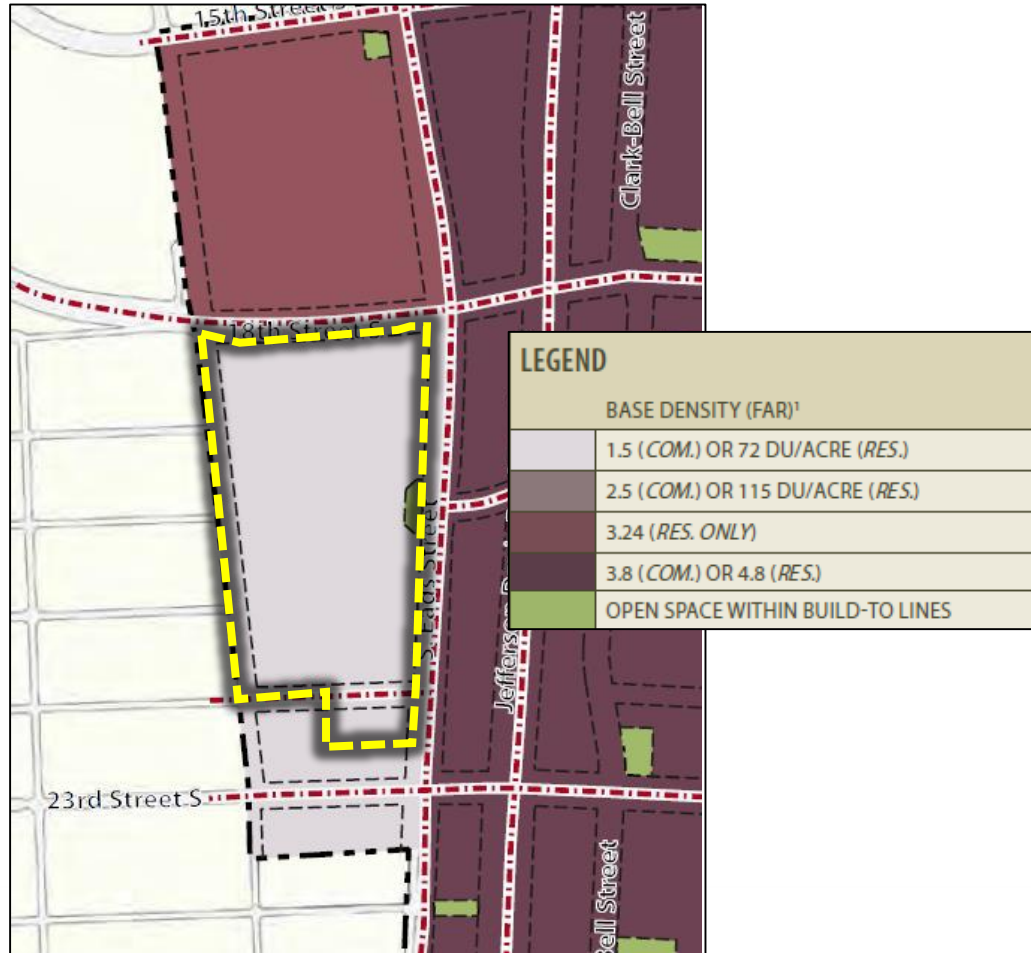
West Side Recommendations:

- Residential infill on all block frontages
- Two new public parks
- East-west pedestrian walkway
- Building heights taper down from east-west
- Redevelopment of surface parking lot on RR block; incentive to provide public parking with redevelopment
- Preserve and maintain RR retailers

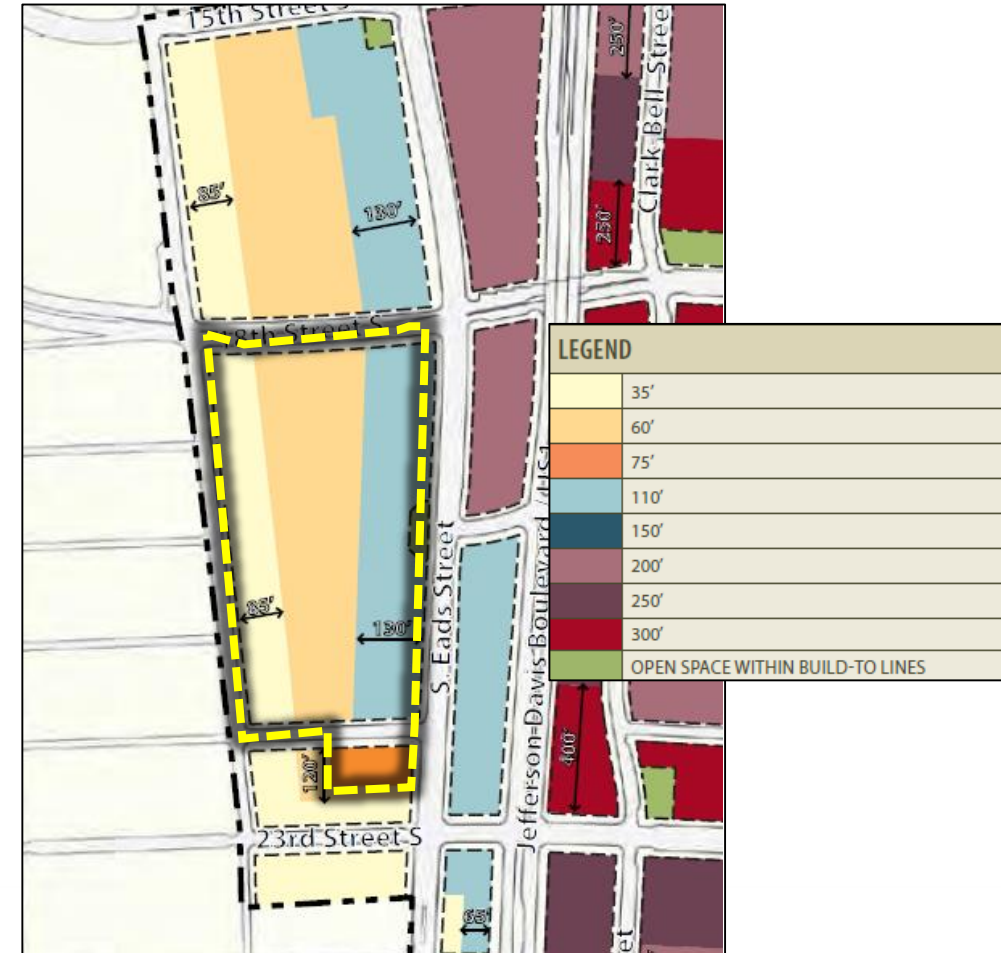


Crystal City Sector Plan

Base Density



Building Height



Crystal City Sector Plan

Public Realm:

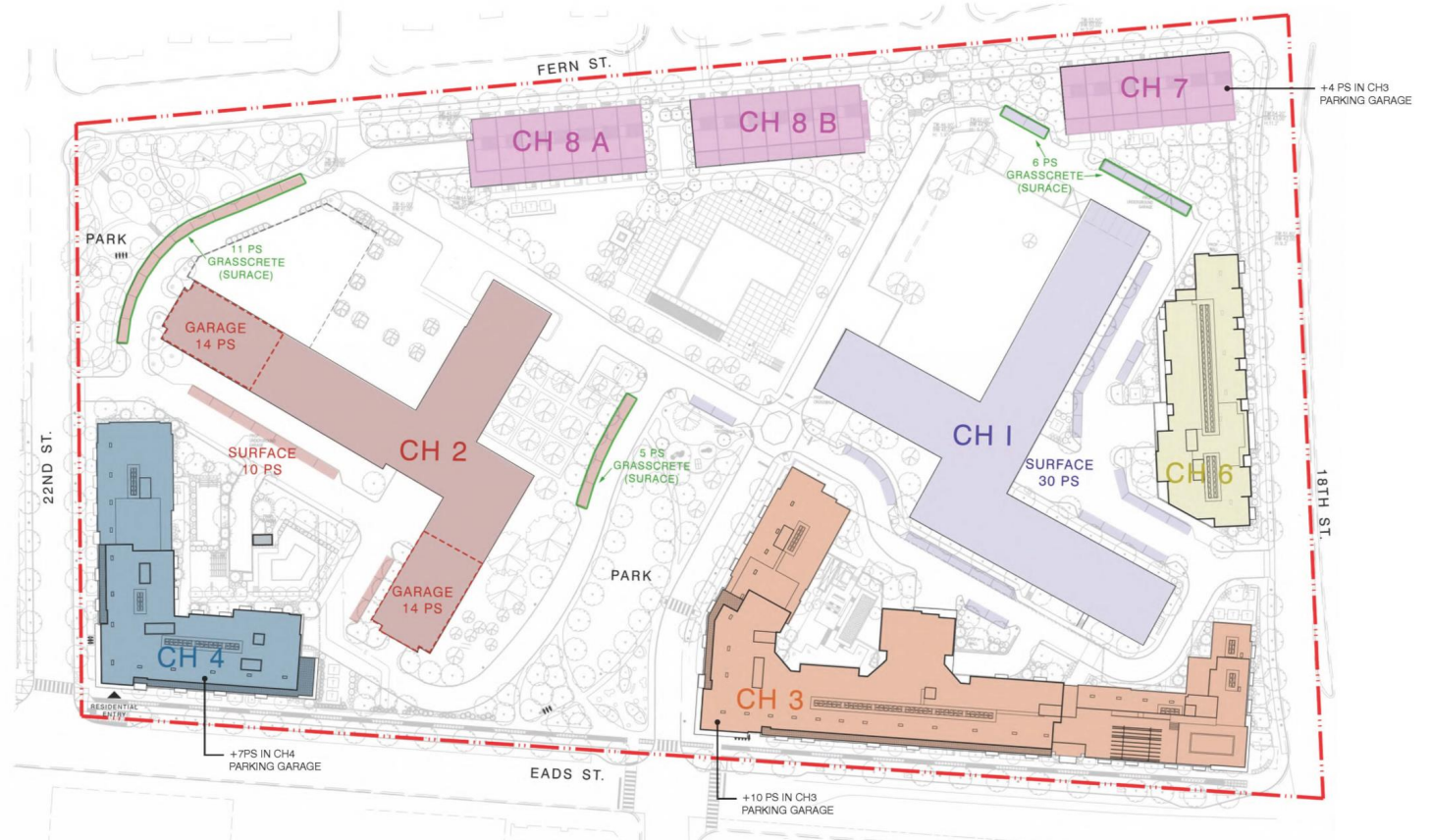
- 27,000 sf of public parks recommended
 - 20th/Eads Park: Landscaped space with interactive elements
 - Corner Park: Neighborhood-serving facilities
- Applicant providing 54,000 sf of public park space
- Corner Park:
 - Public process for design and programming
 - Casual use, dog run, and fruit/nut trees



C-O-Crystal City District

Requested modifications:

- Residential parking ratio
- Allowance for above-grade parking
 - 62 surface parking spaces
 - Existing above-grade garages



C-O-Crystal City District

Additional Density:

- C-O-CC allows for additional density above the base provided “redevelopment of the site is done in a way that ameliorates the impacts ..” and “provides features or amenities identified in the Crystal City Sector Plan.”

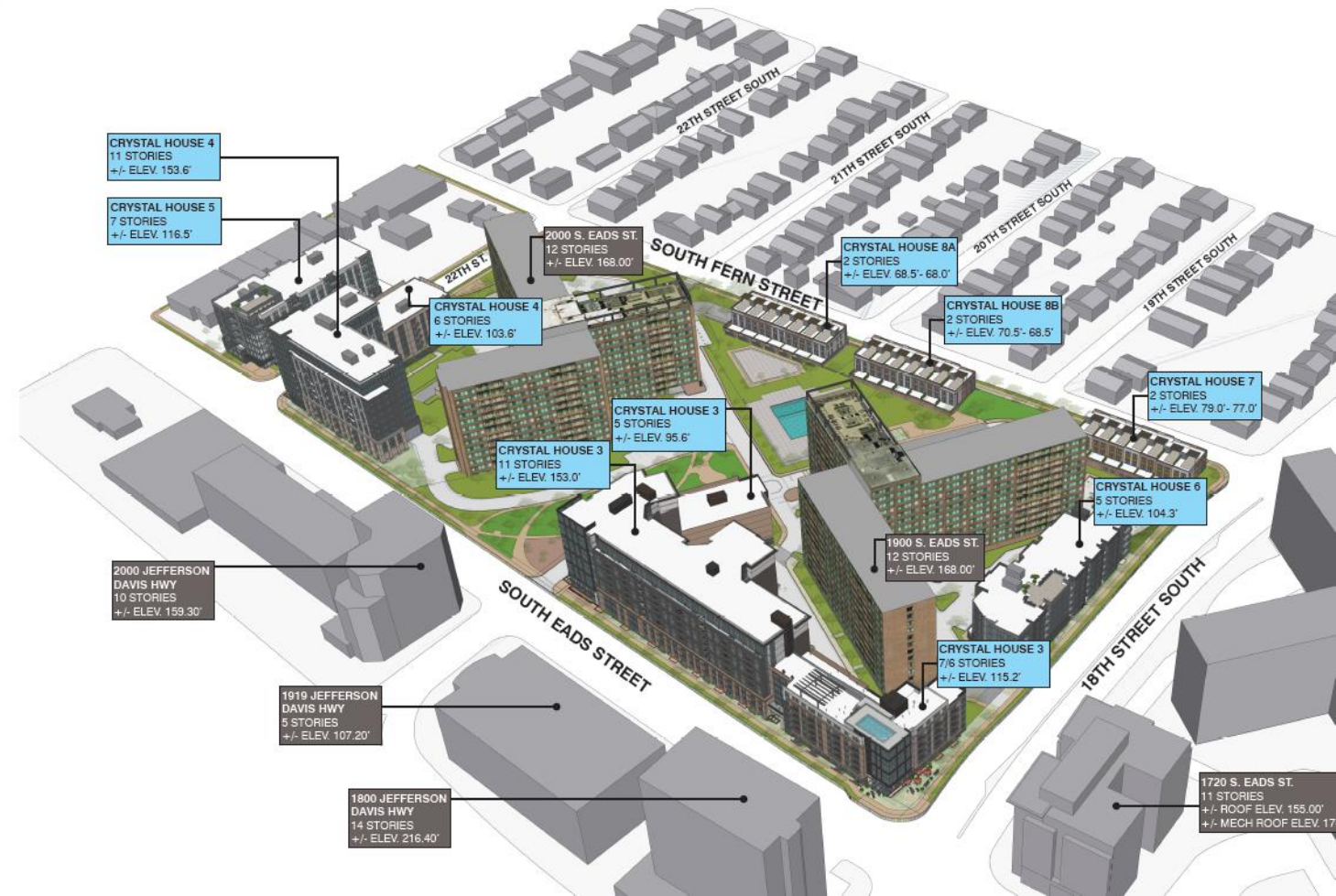
Request:

- Base density = 72 du/ac
- Proposal for 97.2 du/acre, or 25.2 du/acre above base
- Equates to an additional 428 units

C-O-Crystal City District

Site Plan Compliance with ACZO:

- Density
- Building height
- Placement and form regulations
- Purpose of C-O-CC to advance the future vision of the Crystal City Sector Plan



Site Plan Features and Amenities

Site Plan Conditions

- Streetscape improvements
- Public Art
- LEED Gold
- Base ADU contribution
- In-Building Wireless
- Utility improvements
- TDM
- Dedication of site area
- Dedication of signal easement

Sector Plan Recommendations for Site

- Infill development that contributes to enhanced block structure, walkability, and transitions
- 54,000 sf of public park space
- Tree-lined pedestrian pathway through the block
- Protected bike lane on project frontage

Site Plan Features and Amenities

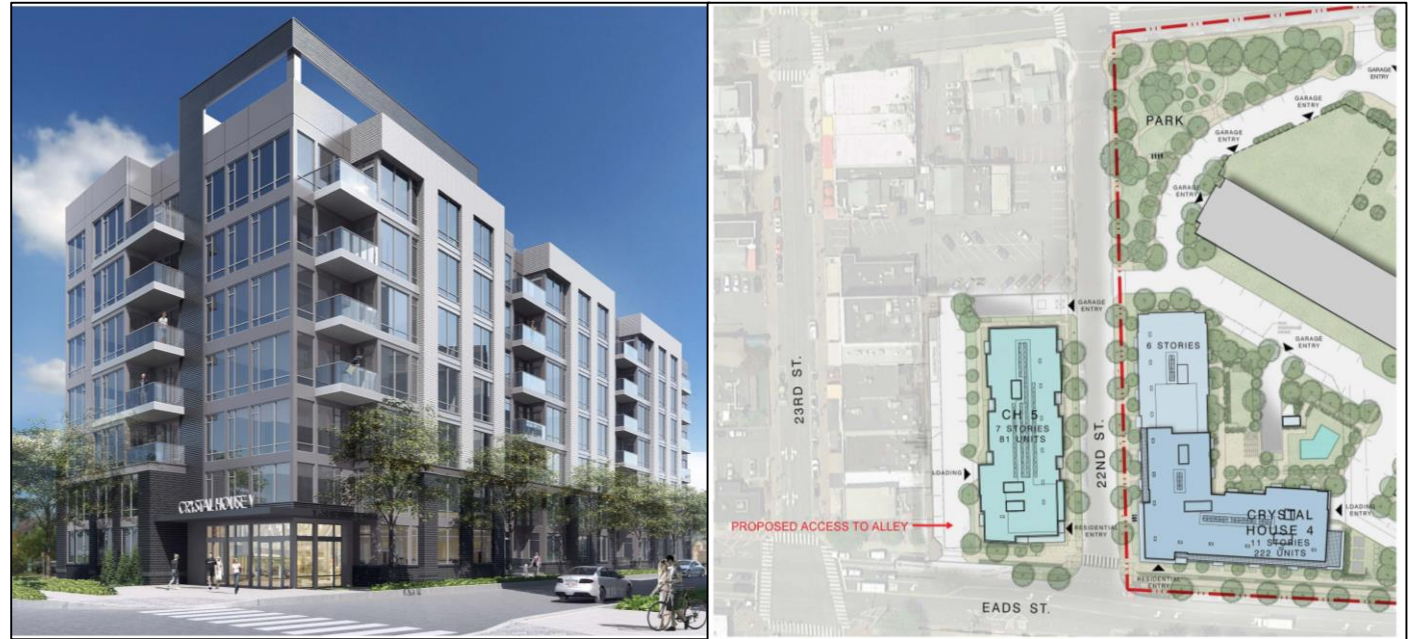
Contributions Associated with Additional Density Package

Crystal House 5

- Parcel conveyed to Arlington County for purposes of affordable housing and public parking

Extension of Protected Bike Lane

- Construction and maintenance of bike lane on southbound Eads Street frontage along the Crystal Towers block



Public Engagement

Public Process

- Four SPRC meetings
- Participants included
 - Crystal City Civic Association
 - Aurora Highlands Civic Association
 - Arlington Ridge Civic Association
 - CCCRC
 - 23rd Street property owners and merchants (last meeting only)

Community Concerns

- Surface parking
- Loss of mature trees
- Pedestrian routes through site
- Loss of commercial parking lot
- Restaurant Row service alley
- Corner Park – fruit trees

County Commissions

- Transportation Commission
 - Recommend approval 10-1-1
- Planning Commission
 - Recommend approval 11-1-1
 - Four amending motions
- Citizens Advisory Commission on Housing
 - Recommend approval unanimously

County Commissions

Planning Commission Motions

Motion #1: Surface parking permitted only adjacent to park space, and must be open to public.

Motion #2: Staff conduct multi-department study of Restaurant Row parking focusing on zoning issues

Motion #3: County should amend the site plan to maximize the impact of the affordable program on site using available density

Motion #4: Direct the CM to work with the PAC to identify design options for a passageway through CH-3 to the corner of 18th/Eads

Conclusions

Crystal City Sector Plan Policy Framework:

- **Goal 1** – Create a high quality public realm
- **Goal 2** – Provide a mix of housing options to accommodate differing income levels
- **Goal 3** – Relate architectural and urban design to the human scale
- **Goal 4** – Enhance multimodal access and connectivity
- **Goal 5** – Incorporate sustainable and green building principles into design
- **Goal 6** – Preserve the integrity of single-family neighborhoods to the west
- **Goal 7** – Ensure Crystal City's long-term economic sustainability

C-O-Crystal City Purpose

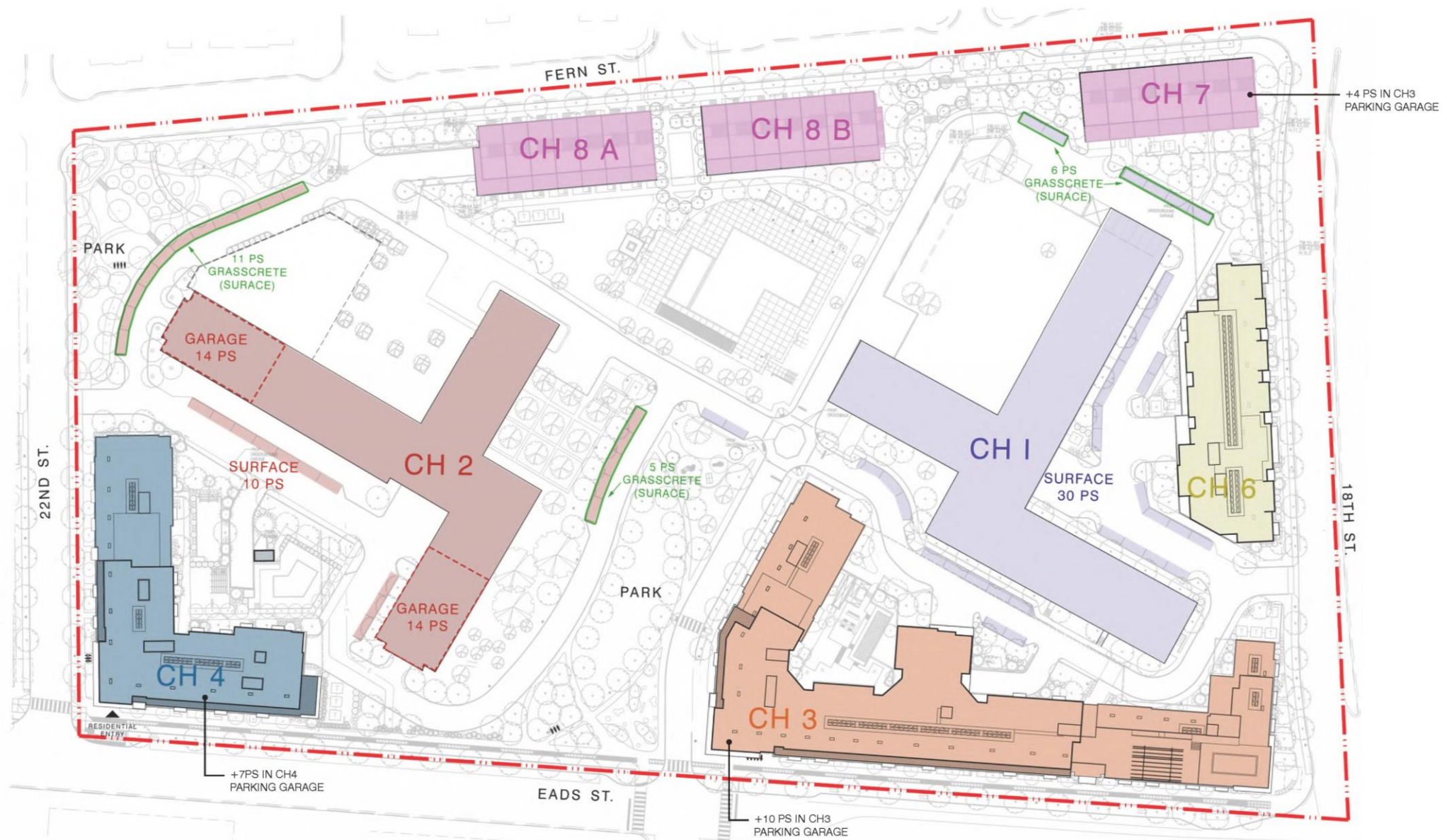
- A. Advances the future vision of Crystal City established in the Sector Plan
- B. Provides a mix of uses including office, residential, retail, cultural and civic within several defined neighborhood centers
- C. Supports Crystal City's revitalization and long term economic sustainability
- D. Facilitates gradual and coordinated redevelopment on each block
- E. Supports and is supported by, enhanced multimodal transportation access and connectivity
- F. Creates a high-quality public realm comprising the streets, squares, and other public areas envisioned by the sector plan.

Recommendations

1. **Adopt** Z-2615-19-1 Rezoning from RA6-15, Multiple Family Dwelling District, to C-O-Crystal City, Mixed Use Crystal City District; for the parcel of real property known as 1900 S. Eads Street (RPC# 36-018-014).
2. **Adopt** SP #13 Site Plan Amendment to remove the parcel of real property known as 1900 S. Eads Street (RPC# 36-018-014) from the subject site plan area; located at 1900 and 1600 S. Eads Street, 590 15th Street S. (RPC# 36-011-009; -010; -011 and 36-018-014).
3. **Adopt** SP #451 Site Plan to redevelop the site with four (4) new multifamily residential buildings and three (3) new sticks of townhouses for a total of 819 new units and 1,647 total on-site units and approximately 800 sf of retail, with modification of zoning standards for residential parking ratio, above-grade parking, and all other modifications necessary to achieve the proposed development; located at 1900 S. Eads Street (RPC #36-018-14).

Questions?

Surface Parking



Surface Parking

Crystal City Sector Plan Guidance

- Surface parking can “degrade the quality of the built environment and [is] a suboptimal use of highly accessible urban land.”
- “Future surface parking lots are strongly discouraged in Crystal City, particularly in locations between the curb and the building façade.”

Justification for Modification

1. Unique site in Crystal City
2. Parking is parallel and located in locations either not visible from public realm or along internal drives, *not* in new parking lots
3. Designed to be as environmentally sustainable as possible

Conclusion: The applicant has struck the appropriate balance between avoiding the adverse impacts of surface parking envisioned in the sector plan and ACZO, and responding to the unique constraints of the site

Pedestrian Permeability

