

Long Range Planning Committee (LRPC)

June 14, 2022

Americana Hotel

SPLN22-00004

1460 Richmond Highway (RPC #35-001-002, -003)



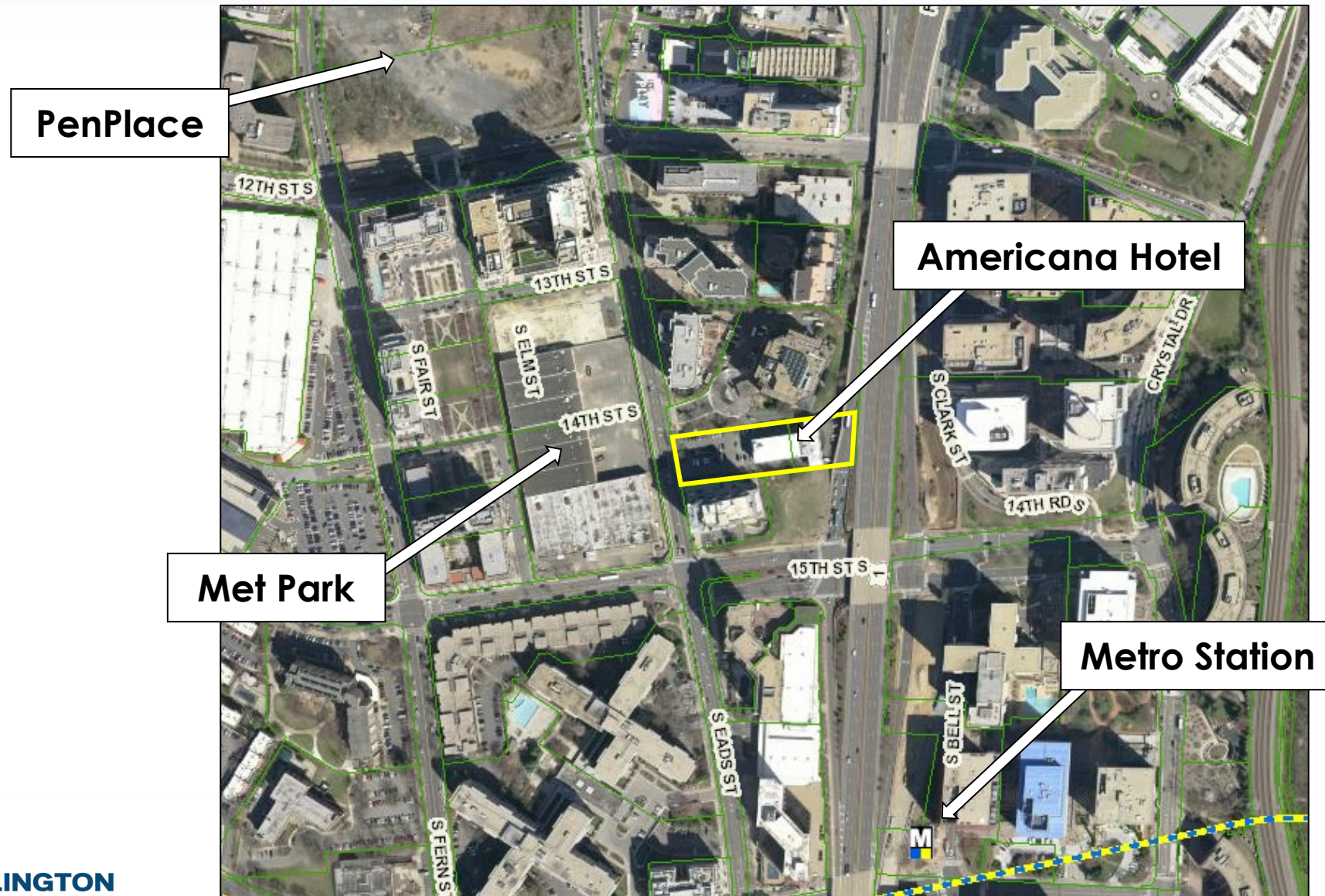
Presentation Outline

- Purpose of LRPC Meeting
- Site Context
- Crystal City Sector Plan Guidance
- Applicant Proposal
- Development Scenarios
- Next Steps

Purpose of LRPC Meeting

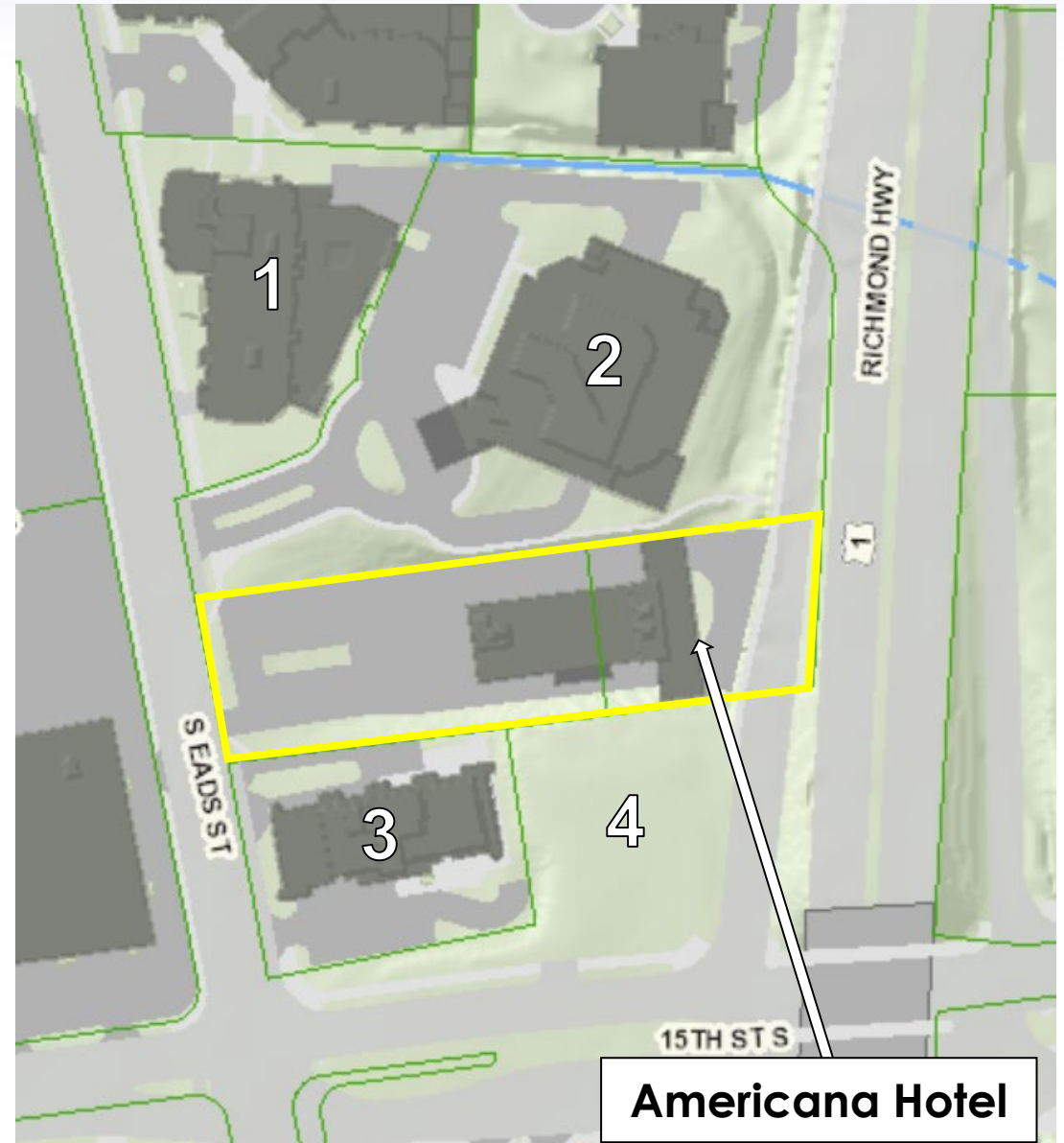
- Determine if there is general LRPC consensus on the **proposed maximum buildable envelope** in relation to potential redevelopment on neighboring sites and whether such consensus is ready to inform the Site Plan Review Committee (SPRC) review of the final Site Plan

Site Context

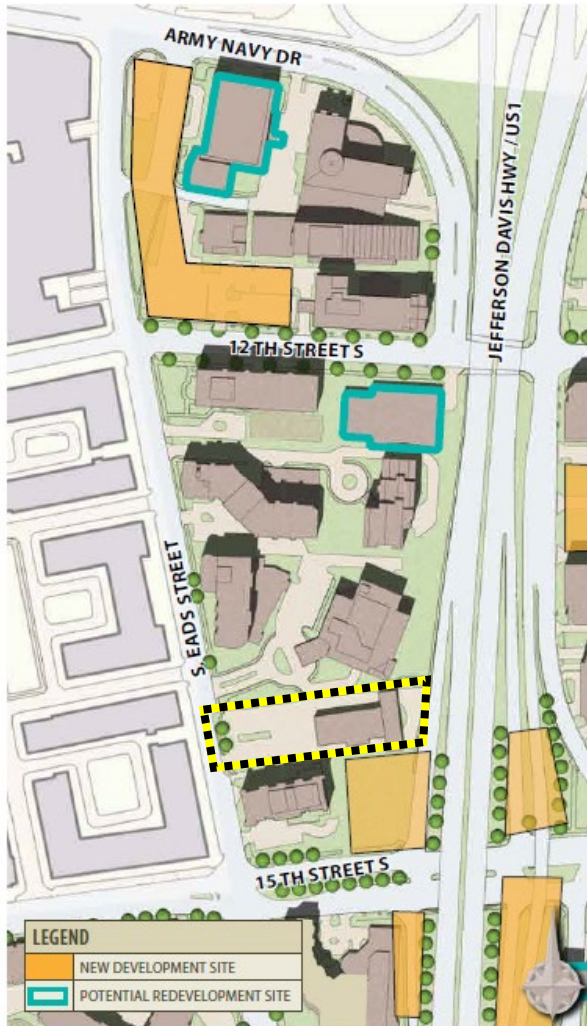


Site Context

1. Aura Pentagon City Apartments
2. Embassy Suites Hotel
3. The Paramount Apartments
4. VDOT Residue Property (vacant)



Crystal City Sector Plan



Existing Conditions - Figure 3.3.15



Proposed Plan - Figure 3.3.16

- Site is located in Northwest Gateway District
- Not subject to Crystal City Block Plan requirement
- Americana Hotel site is not identified for redevelopment
- New development site, however, is identified immediately south of Americana Hotel site (VDOT residue property)

Crystal City Sector Plan: Design Guidelines

- **Recommended Build-to Line (RBL)** defines block faces and establishes building placement
- **Podiums** shall maintain a separation of 40 feet from all adjacent buildings
- **Towers** shall maintain a separation of 60 feet above the podium from all adjacent towers (also ACZO req.)

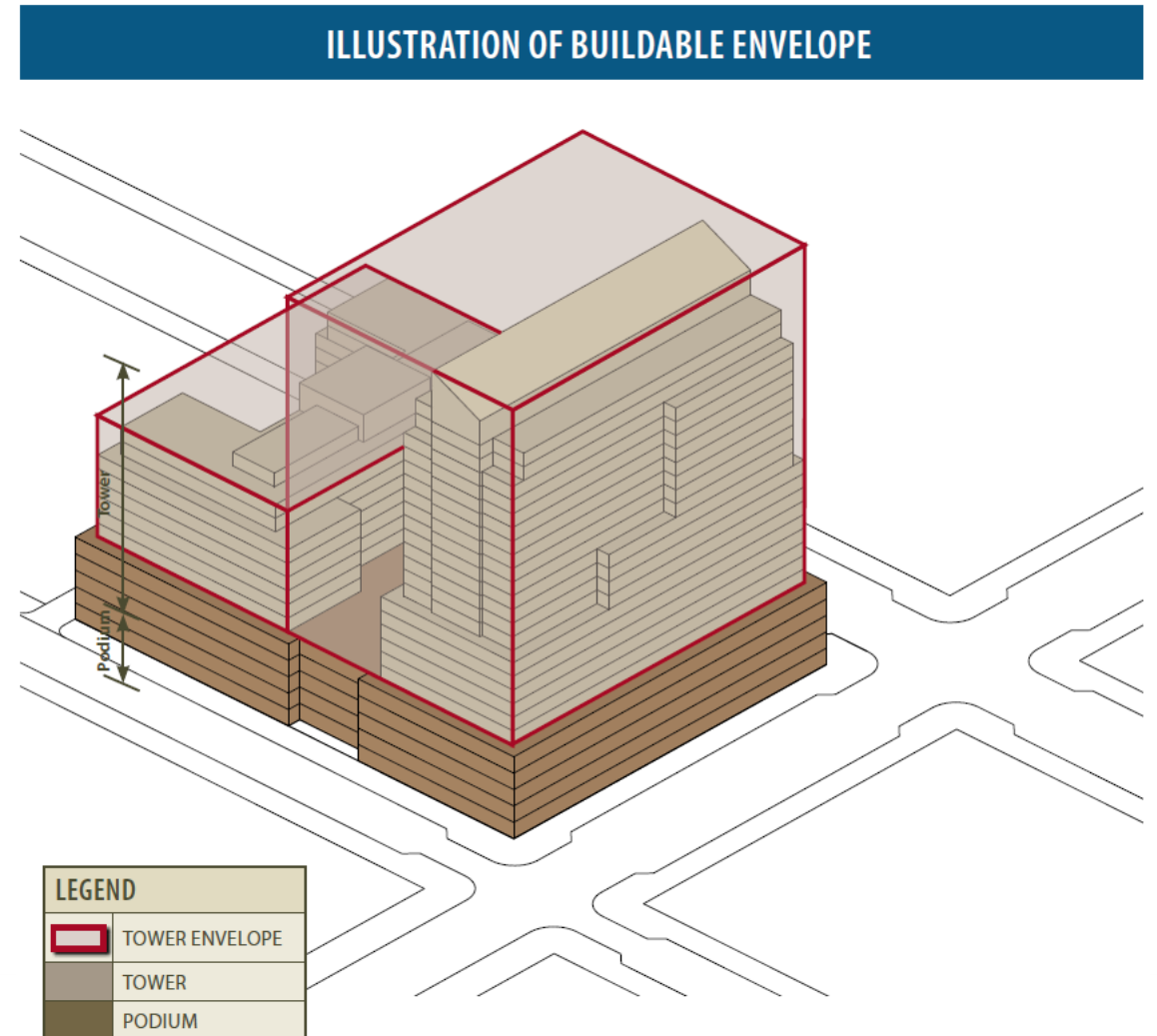
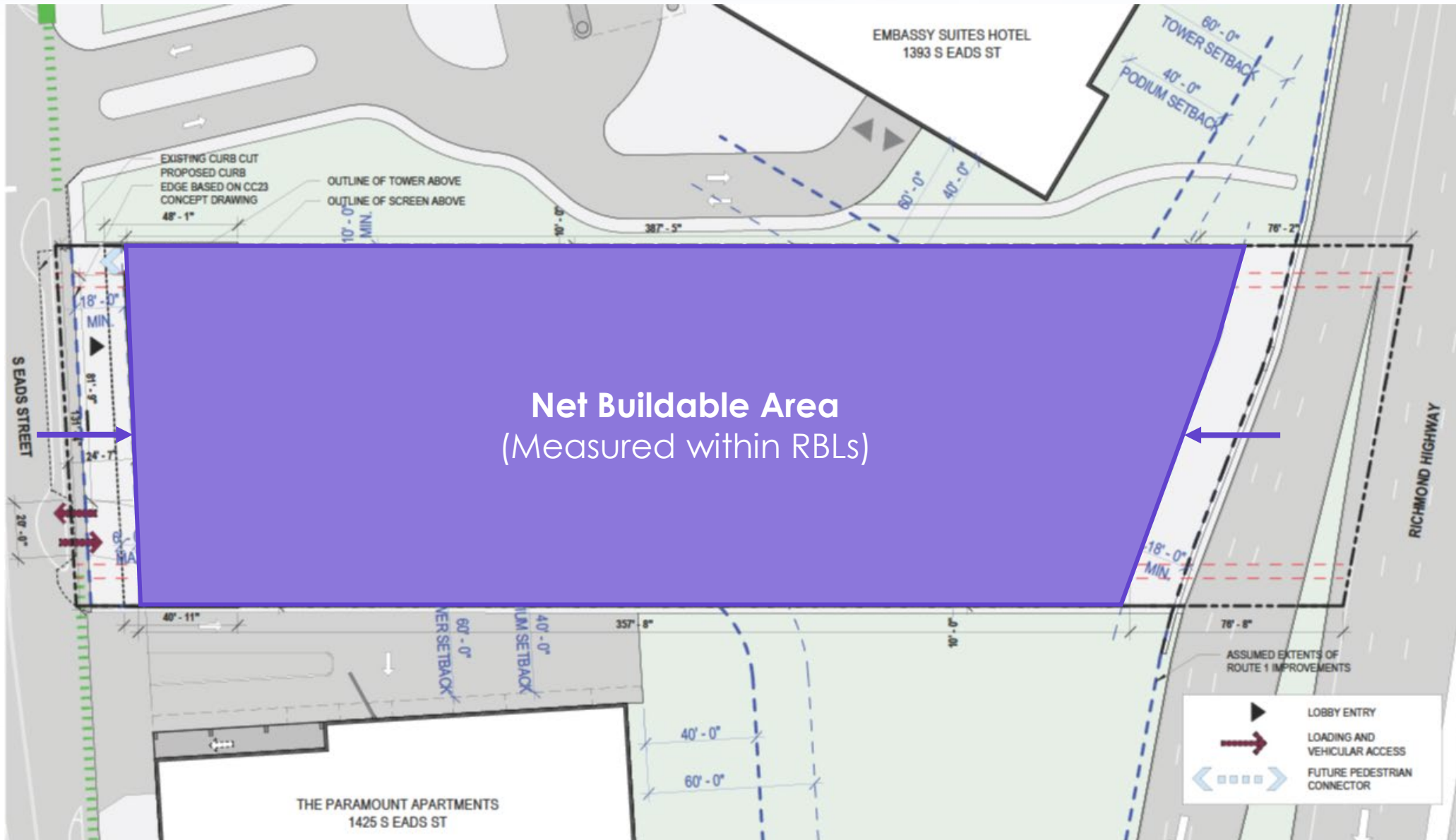


Figure 3.8.8

Crystal City Sector Plan: Buildable Envelope



Net Buildable Area

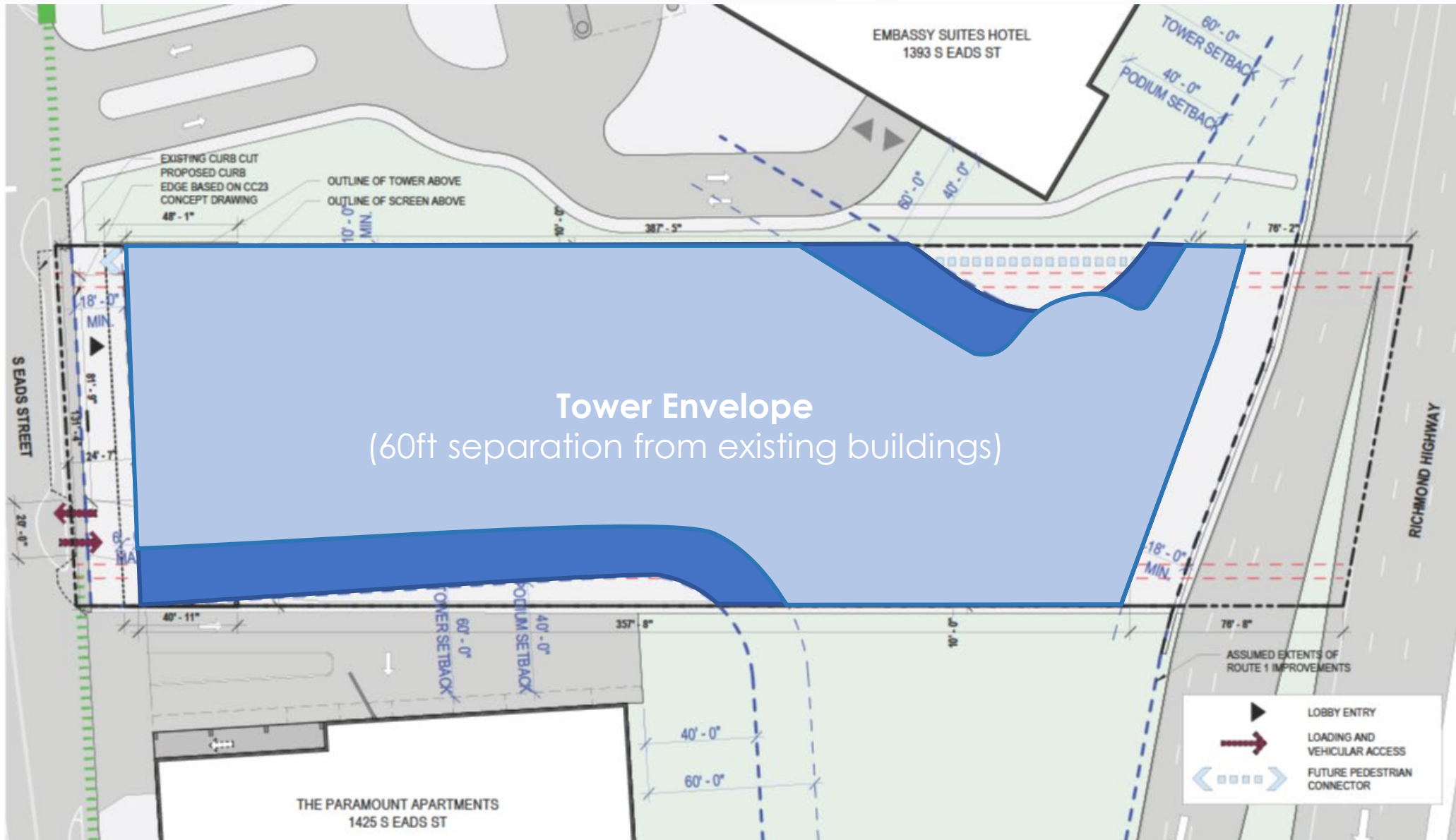
(Measured within Recommended Build-to Lines)

Crystal City Sector Plan: Buildable Envelope



Podium Envelope
(40ft separation from existing buildings)

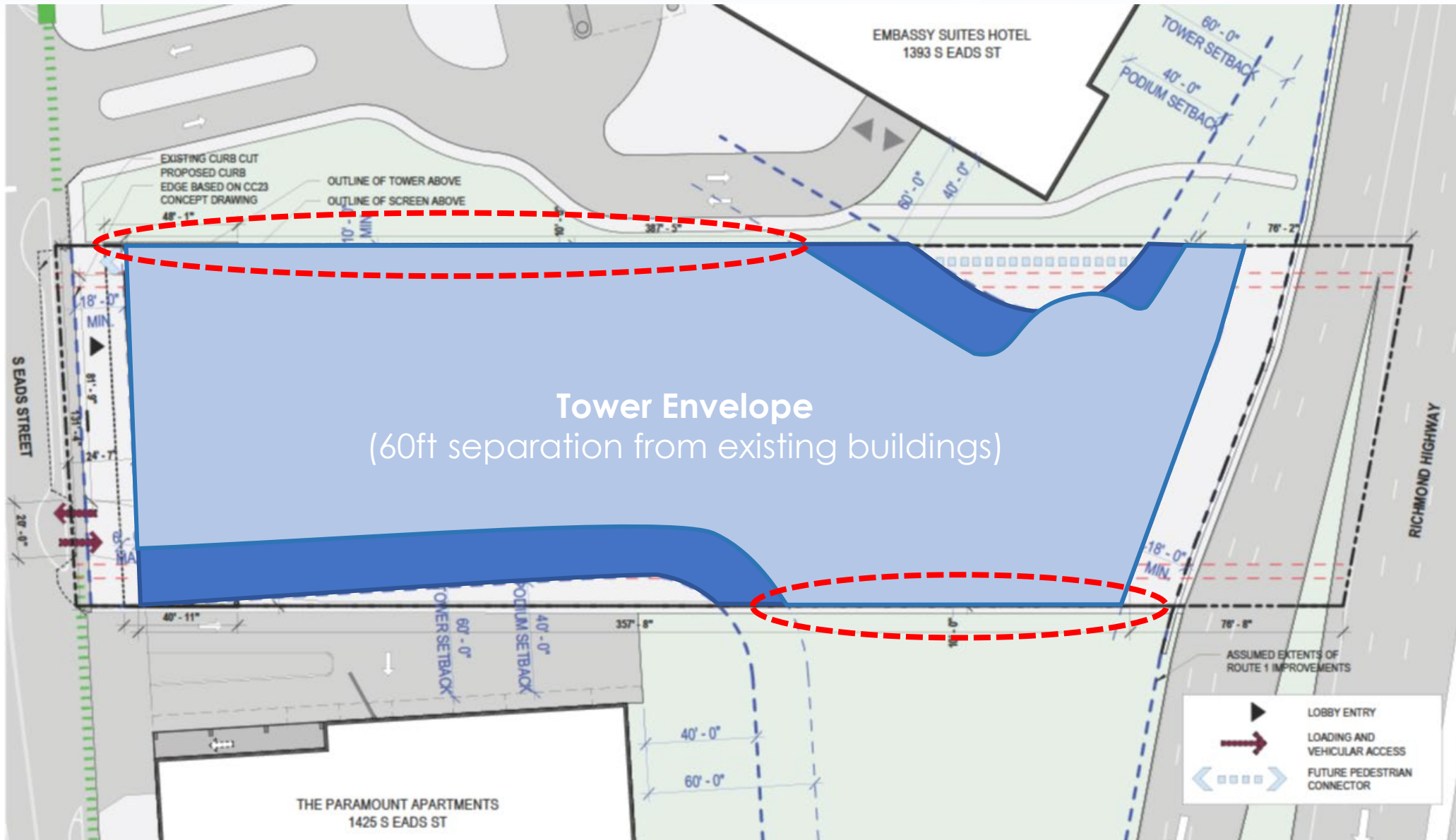
Crystal City Sector Plan: Buildable Envelope



Podium Envelope
(40ft separation from existing buildings)

Tower Envelope
(60ft separation from existing buildings)

Crystal City Sector Plan: Buildable Envelope



Discussion

- Consider if the proposal includes the appropriate podium and tower separation in relation to potential redevelopment on neighboring sites

Review Process



1. Anticipated schedule is subject to change based on nature of public feedback and guidance from Planning Commission

Thank You