



2250 Crystal Drive & 223 23rd Street

Hybrid SPRC #2

September 2022

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2250 CRYSTAL DRIVE

SPRC #1 Follow Up

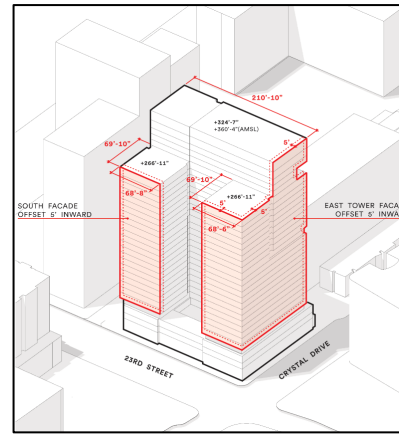
Tower Massing Update

- What We Heard

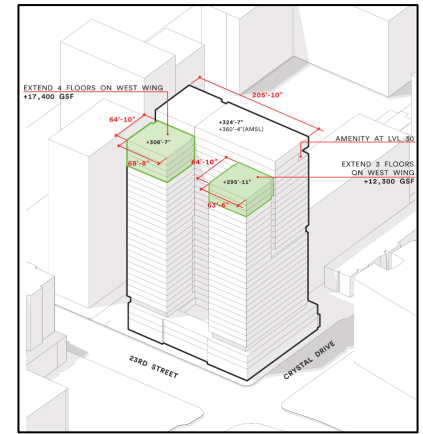
- Presented a revised massing option introducing 5' setbacks above the podium on all sides
- Irregular sculpting was required to implement the setbacks
- The community preferred the original sculpting

- Current Proposal

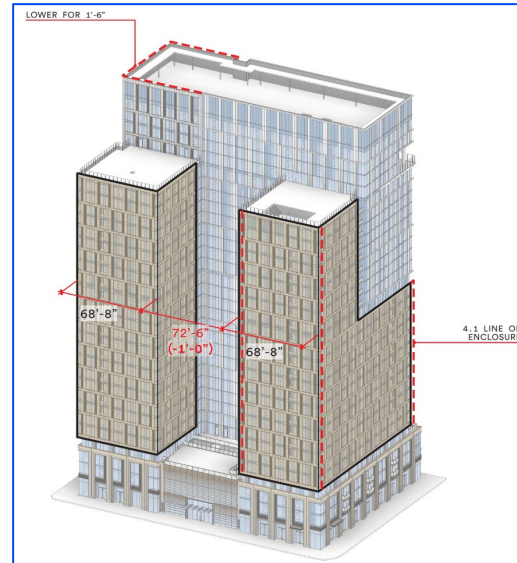
- Targeted increase to setback on Crystal Drive
- Increased articulation along Crystal Drive and at building top
- Preserves the original design intent favored by the community while enhancing massing articulation



Original Massing

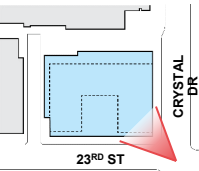


Previous Proposal (07/2022)



Current Proposal

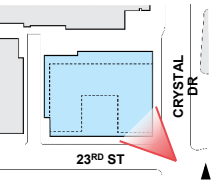
Tower Offset Comparison



Tower Setback – View From North



Tower Setback – View From South



223 23RD STREET

SPRC #1 Follow Up

Tower Massing Update

- What We Heard
 - Presented a revised massing option introducing a 5' setback above the podium on 23rd Street
 - Increased the height of the southern bar
 - The community preferred the alternate massing plan
- Current Proposal
 - The applicant has worked with Staff to refine and implement the alternate massing plan



Original Massing



Previous Proposal (07/2022)



Current Proposal

Current Proposal



County Comments: Bulkhead



Previous Design



Current Design

County Comments: Retail



Previous Design



Current Design

- 2' louver band painted perforated metal cover
- Retail podiums clad in handset charcoal brick
- Eliminate 2 podium piers for larger storefront expression



Handset Brick



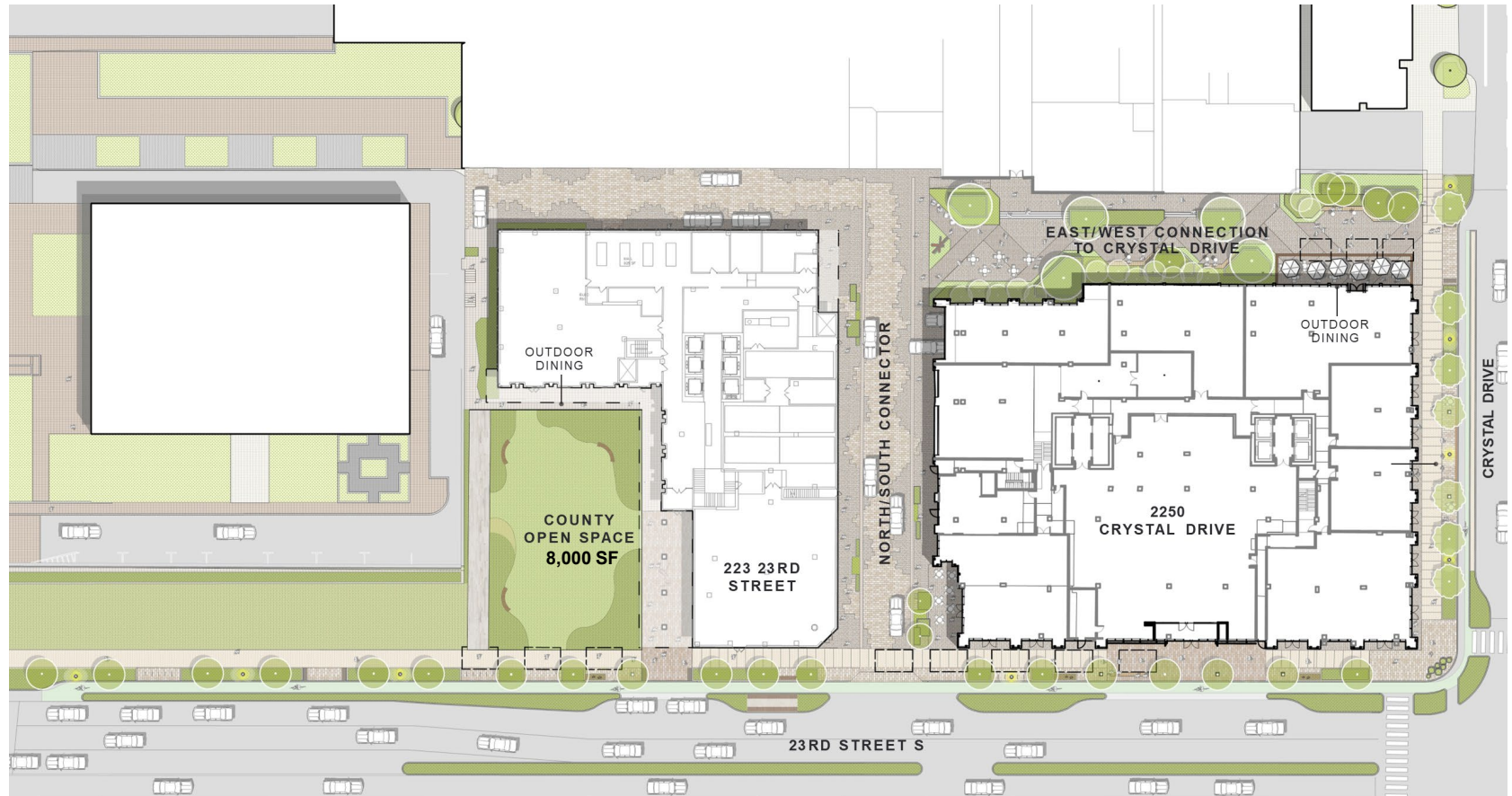
Louver Band Material



OPEN SPACE

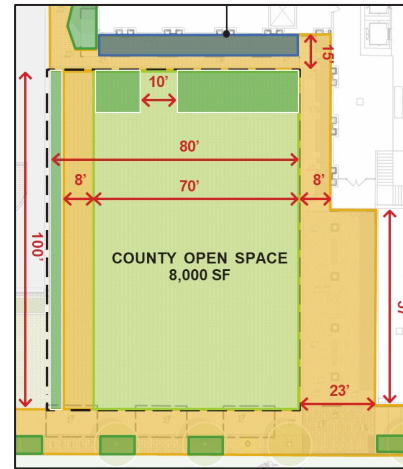
SPRC #1 Follow Up

Site Plan

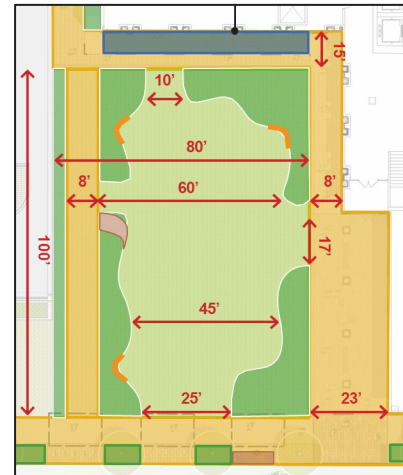


Park #10 Updates

- What We Heard
 - Desire for a more developed interim park design, more seating, and more opportunities for activation
 - The community voiced concerns regarding a lack of designated pet relief areas
- Current Proposal
 - Additional planting zones with integrated seating
 - Added a designated pet relief area



Previous Proposal



Current Proposal

Park #10 Updates – Previous Proposal



Park #10 Updates – Current Proposal



Park #10 Updates – Current Proposal



PEDESTRIAN CONNECTION
BETWEEN RETAIL & 23RD
STREET

PARK SPACE OPENS
UP TO STREETScape

COUNTY OPEN
SPACE

ENHANCED
BIOPHILIC PLANTING

PEDESTRIAN CONNECTION
BETWEEN RETAIL & 23RD
STREET

FLEXIBLE
FURNITURE

LEVEL 2
TERRACE

Park #10 Updates – Precedent Images



FLEXIBLE FURNITURE



CONCERTS



PICNICS



OUTDOOR FITNESS CLASSES

East/West Connection Updates

- What We Heard

- Concerns regarding a lack of activation areas
- Concerns regarding pet use of the lawn area
- Desire for a public art installation to aid wayfinding

- Current Proposal

- Additional active open space was added in place of the lawn
- A public art installation was added to aid in activation and wayfinding

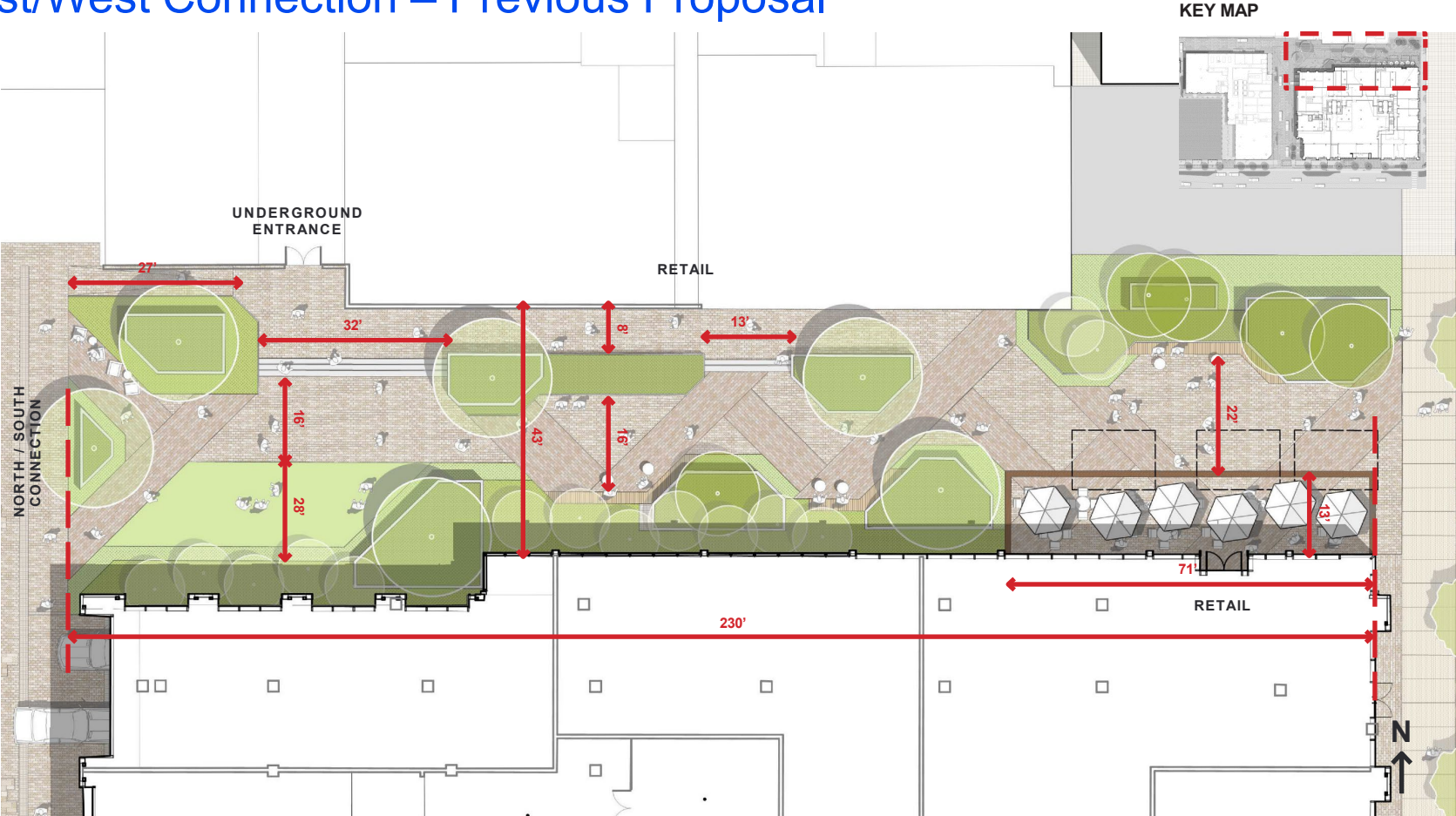


Previous Proposal



Current Proposal

East/West Connection – Previous Proposal



East/West Connection – Current Proposal

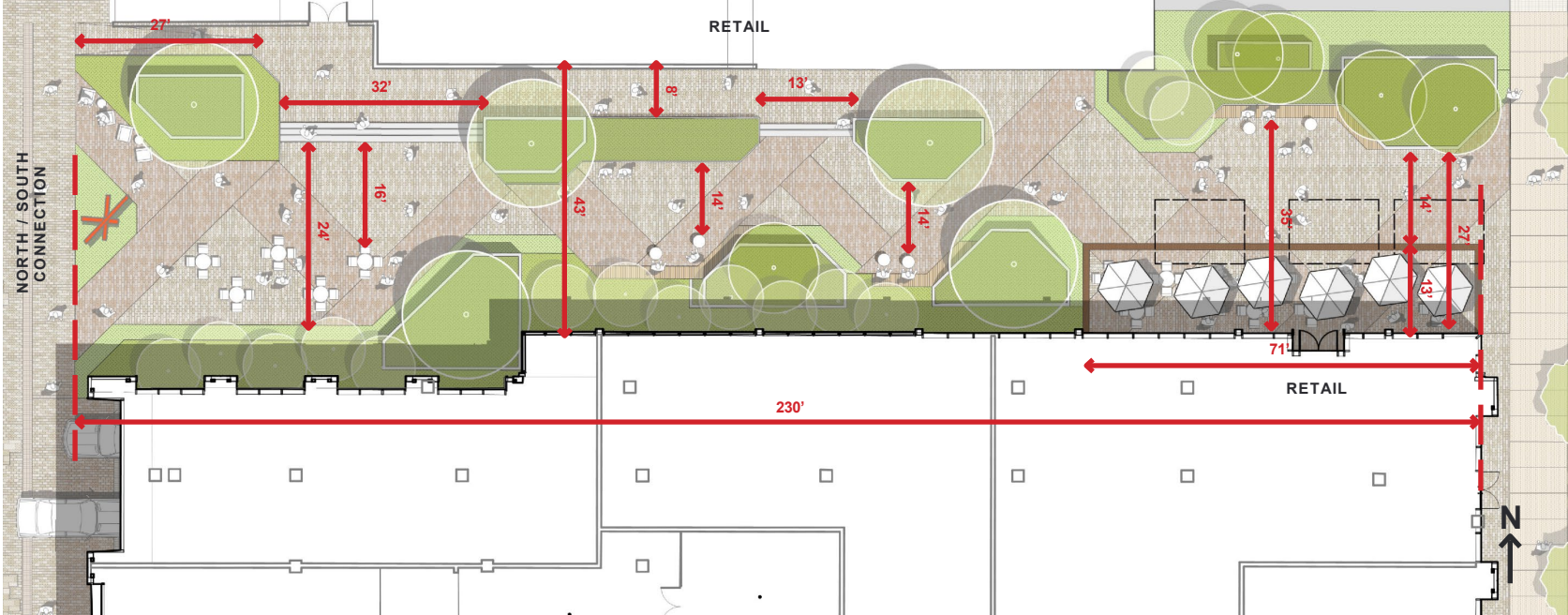
UPDATES

REPLACED LAWN WITH PAVING

INCLUDED ART INSTALLATION

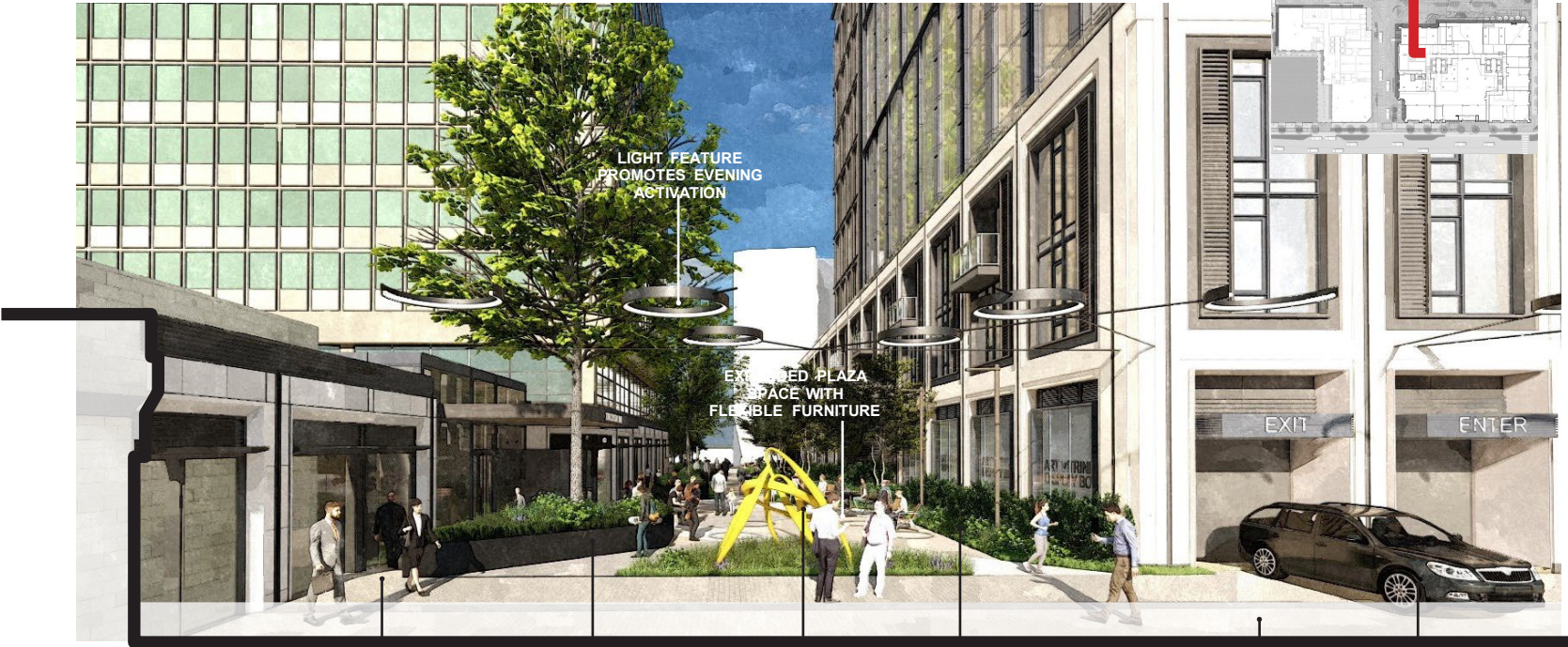
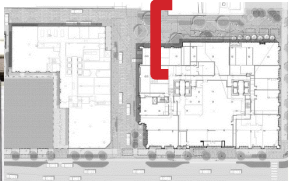
CONFIRMED DIMENSION OF CLEAR ZONES

PAVING TO REFLECT TONE & COLOR CHANGES



East/West Connection – Current Proposal

KEY MAP



LIGHT FEATURE
PROMOTES EVENING
ACTIVATION

EXPANDED PLAZA
SPACE WITH
FLEXIBLE FURNITURE

EXIT

ENTER

SLOPED WALK
BEYOND TO RETAIL
ENTRANCE

RAISED PLANTERS
OF VARYING HEIGHTS
CREATE DYNAMIC
PLANTING

ART
INSTALLATION

POLLINATOR
PLANTINGS

NORTH / SOUTH
CONNECTION

GARAGE
EXIT / ENTRANCE

East/West Connection – Current Proposal

KEY MAP



East/West Connection – Current Proposal



East/West Connection – Current Proposal



STREETSCAPE

23rd Street

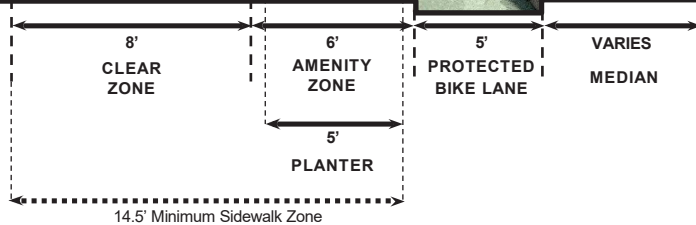


23rd Street

KEY MAP



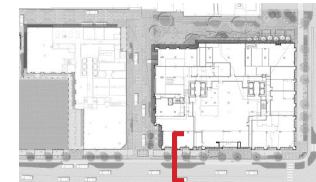
COUNTY OPEN SPACE



23RD STREET

23rd Street

KEY MAP



2250 CRYSTAL DRIVE

23RD STREET

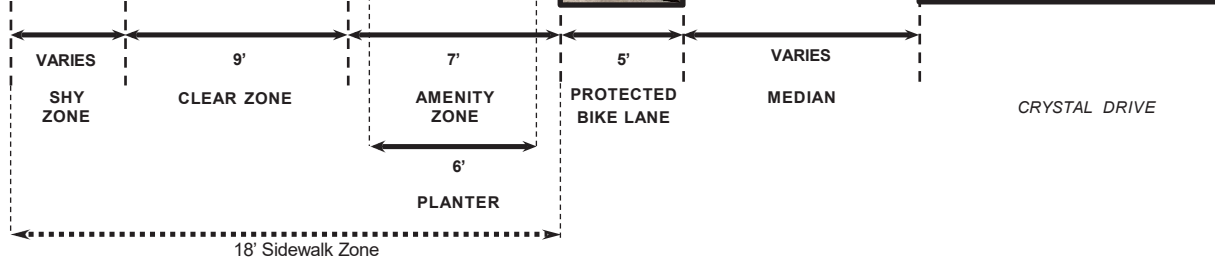
Crystal Drive



Crystal Drive

KEY MAP

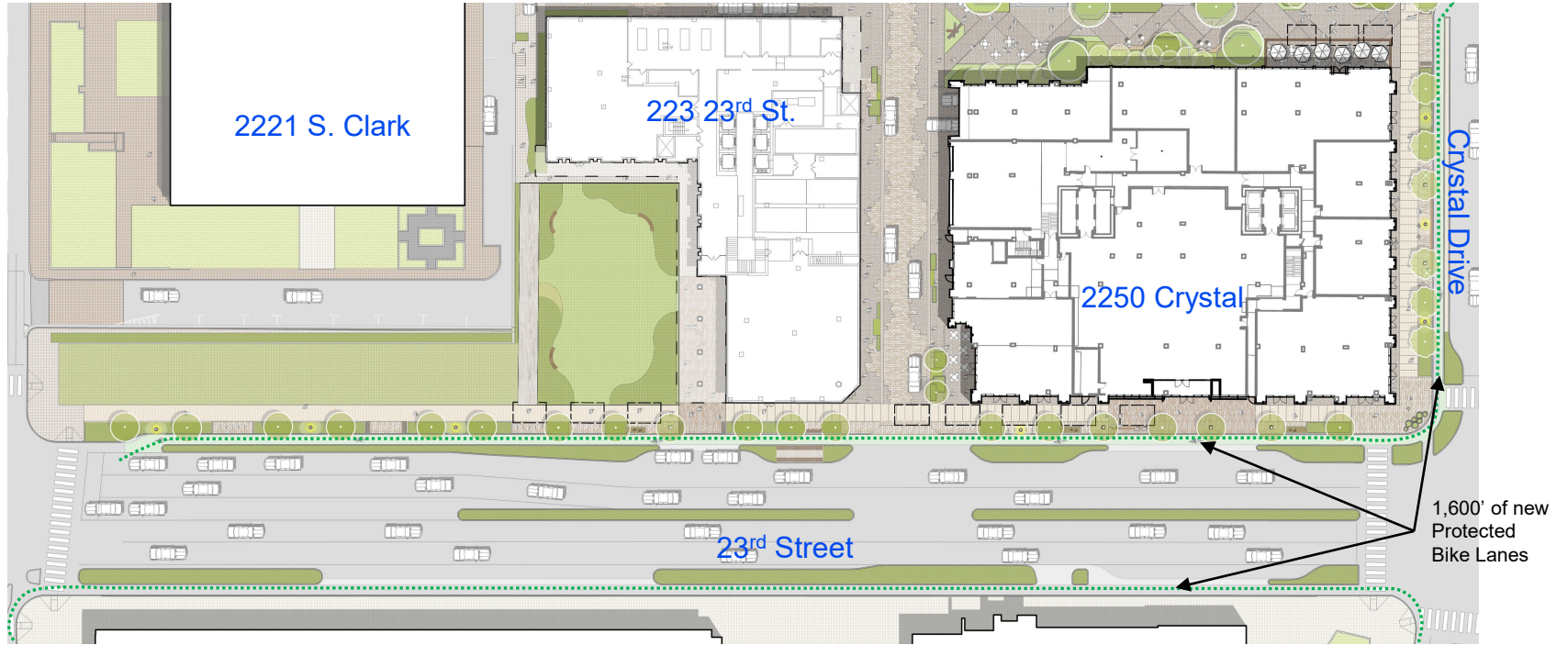
2250 CRYSTAL DRIVE





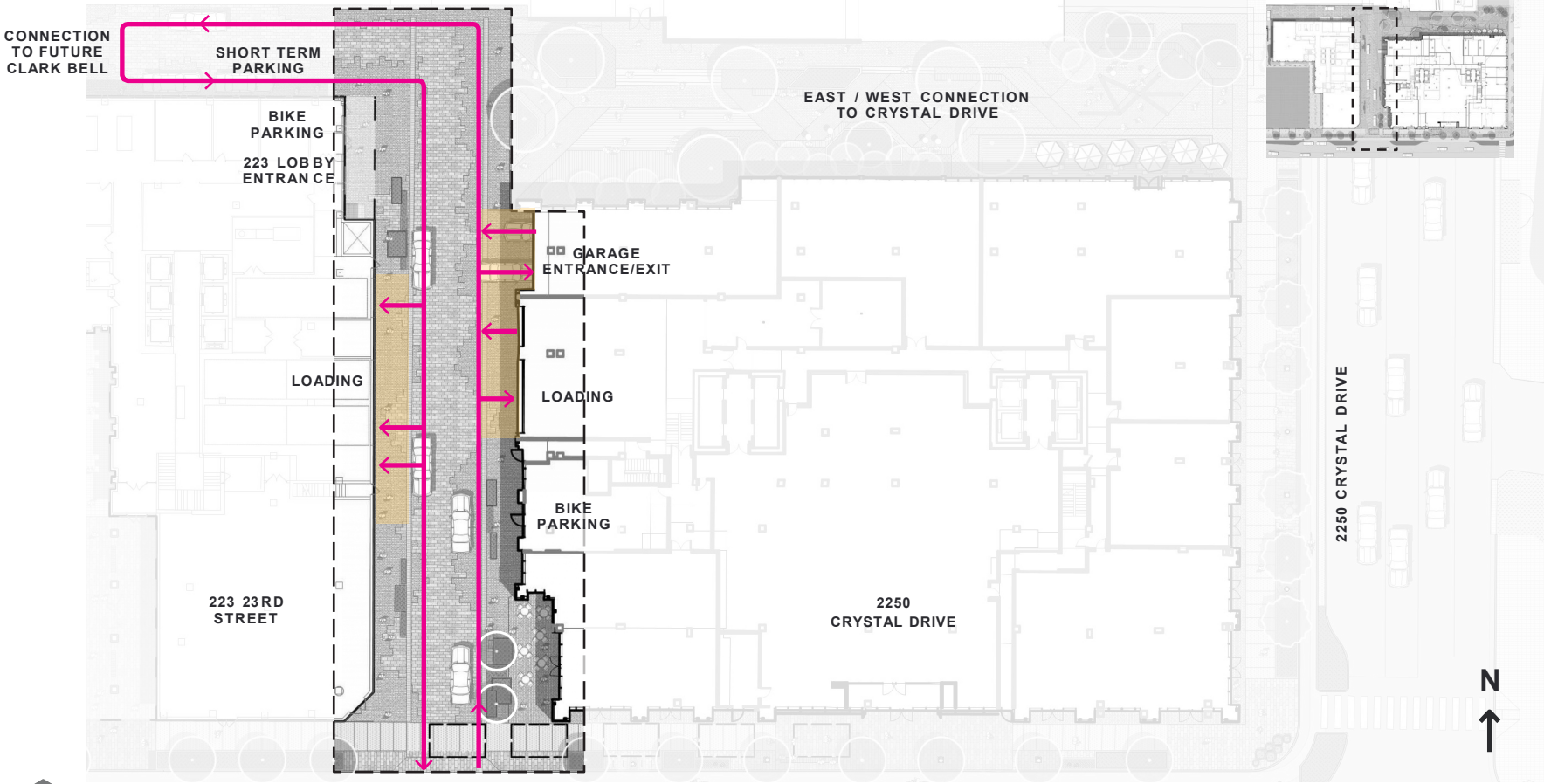
TRANSPORTATION & PARKING

Site Overview

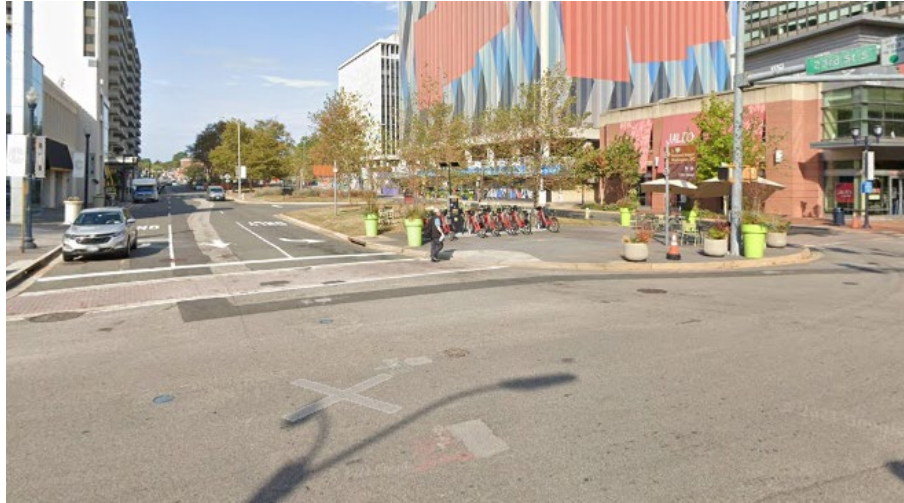


North-South Connection – Circulation

KEY MAP



23rd Street Realignment



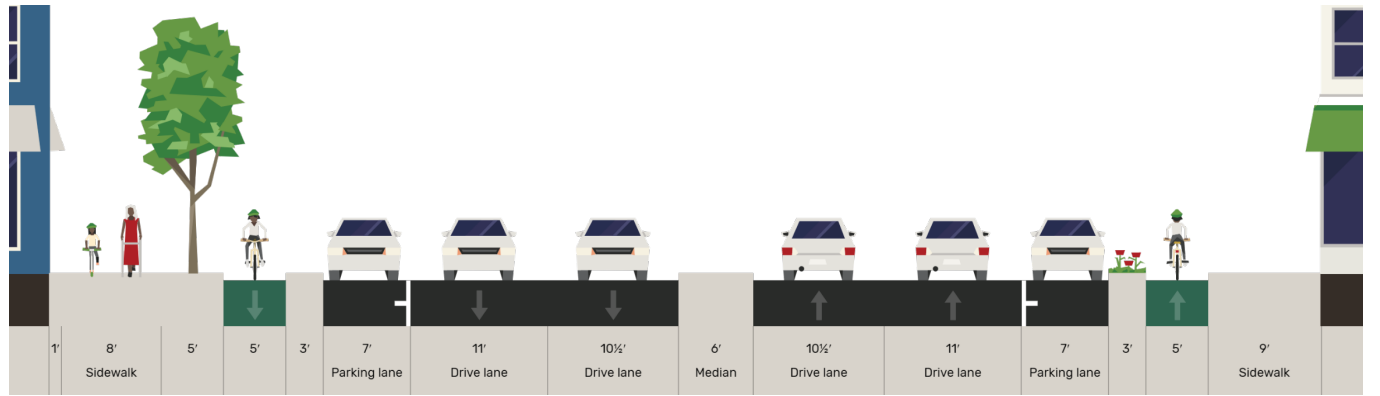
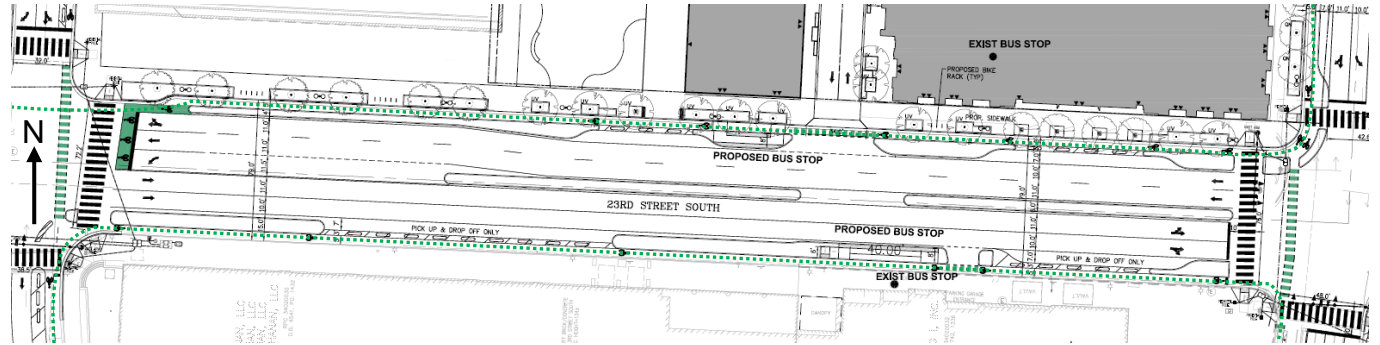
Existing



Proposed

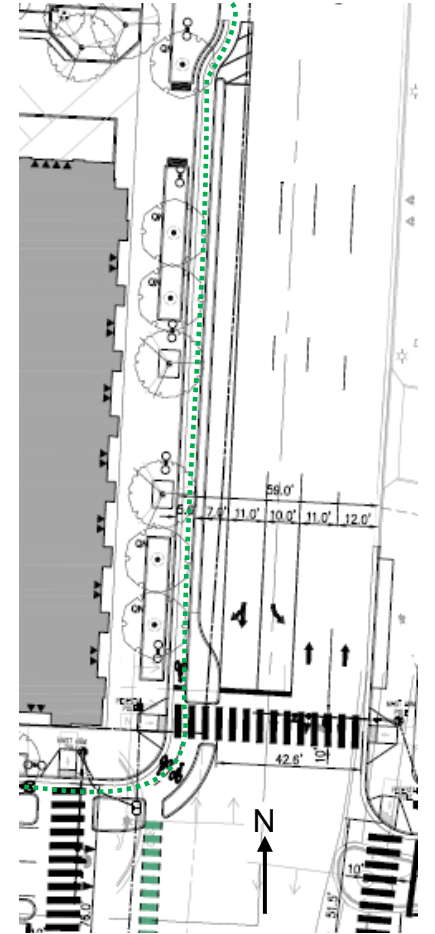
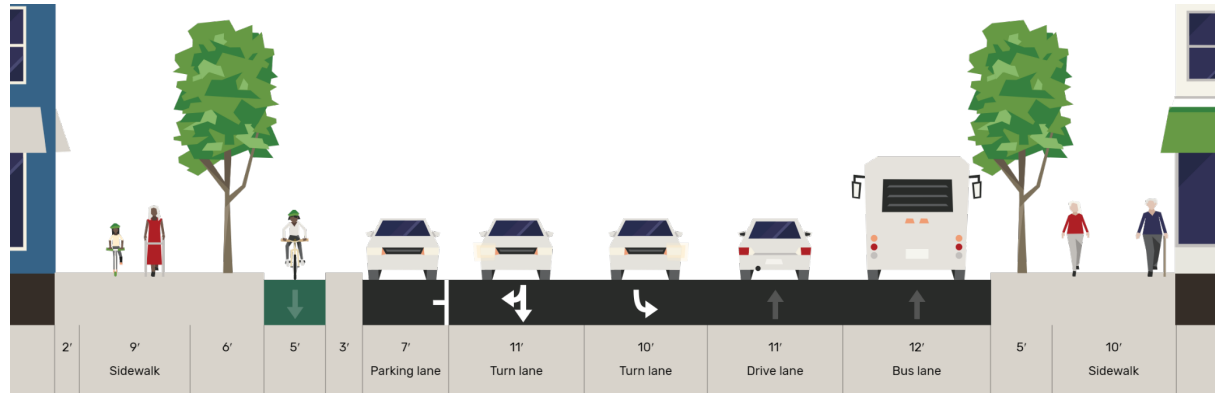
23rd Street Realignment

- Protected bike lanes
- Floating bus stops
- Widened sidewalk with 8' minimum clear zone
- Dedicated loading zones



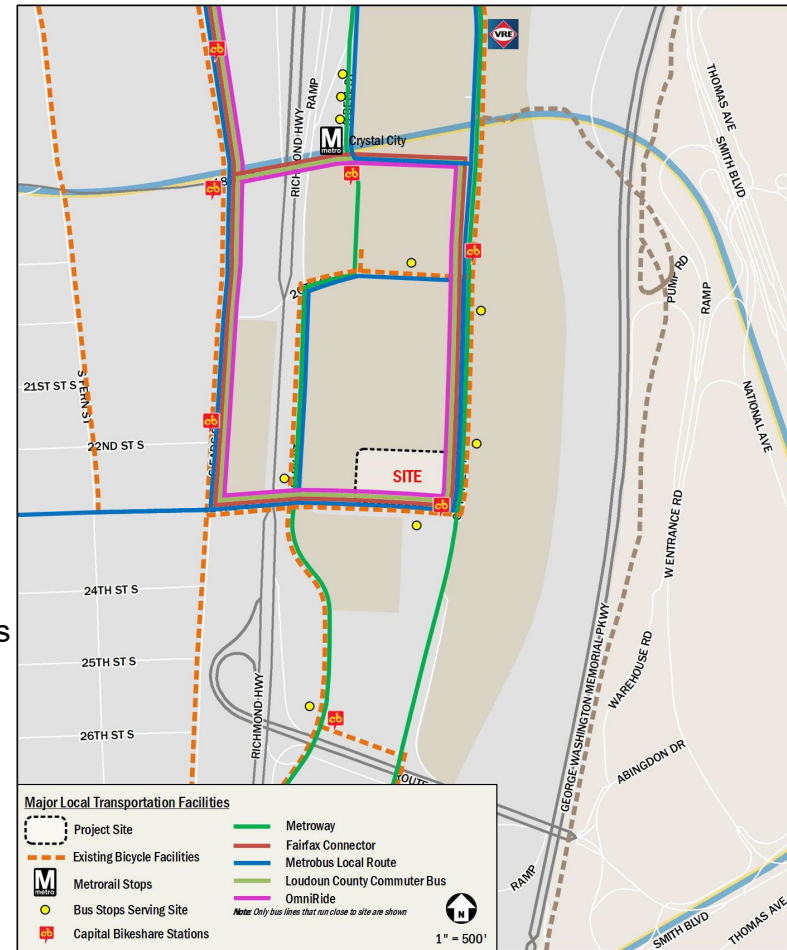
Crystal Drive

- Protected southbound bike lane
- Widened sidewalk with 9' clear zone



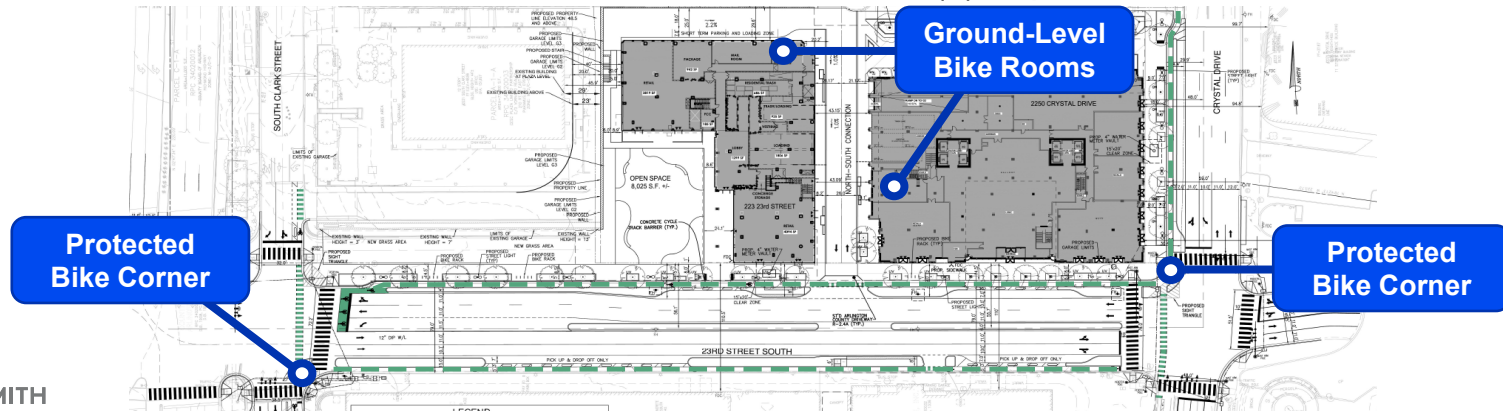
Transportation Overview

- Located 0.4 miles from the Crystal City Metro Station and VRE Station
- Ten (10) bus stops within ¼ mile
- Well-connected pedestrian and bicycle network
 - Improvement in pedestrian facilities in and around site
 - Access to several existing on- and off-street bicycle facilities
- 0.3 parking ratio
 - 443 proposed vehicle parking spaces: 243 on-site & 200 in Parks block
- 581 long-term bike spaces and 36 short-term bike spaces
- Will include Transportation Management Plan



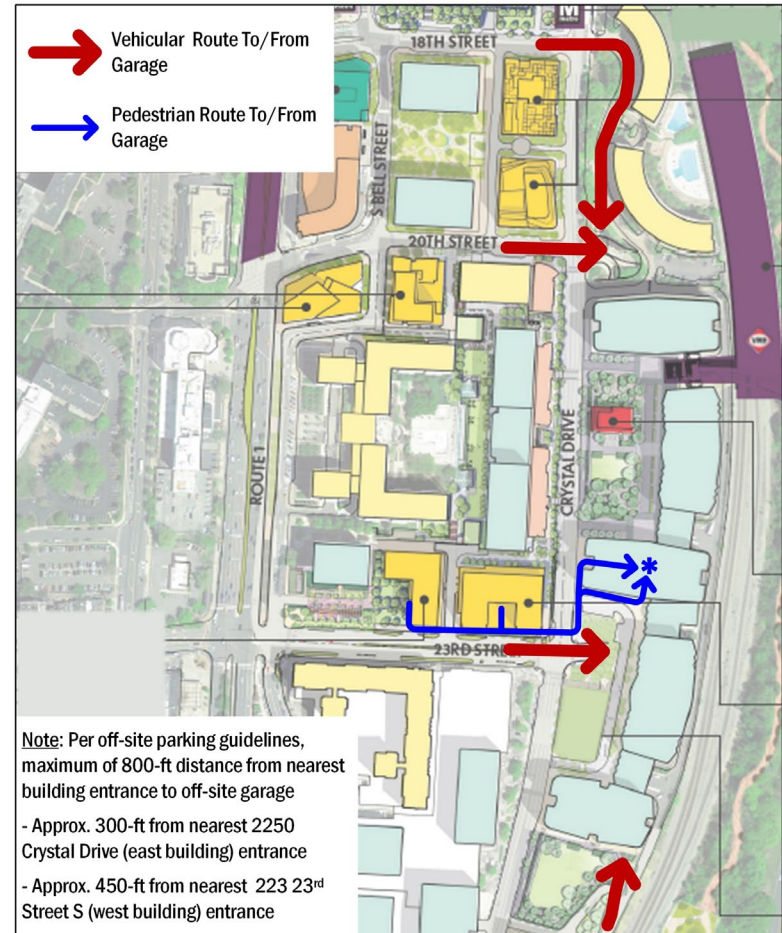
Bicycle Facilities and Parking

- Proposed improvements (with development):
 - Install protected bike lanes on 23rd Street S and Crystal Drive (1,600 feet of new protected bike lanes added with the site)
 - Install protected intersection corners on 23rd Street S at Crystal Drive and S Clark Street
- Planned nearby improvements (by others):
 - Install buffered bike lanes on the new alignment for S Clark Street
- Long-term bicycle parking proposed in ground-level bike rooms in each building, with additional bicycle/locker rooms on the G2 and G3 levels
 - Residential: 579 long-term spaces
 - Retail: 2 long-term spaces
- Short-term bicycle parking proposed along site perimeter
 - Residential : 30 short-term spaces
 - Retail: 6 short-term spaces
- Six (6) Capital Bikeshare locations with ¼ mile



Vehicular Parking

- Based on the site location and *Off-Street Parking Guidelines for Multi-Family Residential Projects*:
 - Minimum residential parking ratio: 0.3 space per unit
 - Minimum residential visitor parking ratio: 0.05 space per unit (for first 200 units)
- Proposed residential parking ratio: 0.30 space per unit + visitor parking (443 parking spaces)
 - Parking spaces proposed on-site: 243 parking spaces
 - Parking spaces proposed off-site at Parks Block: 200 parking spaces
- All visitor parking spaces will be provided on-site
- Compliant with Off-site Shared Parking guidelines (location, 800-ft max allowable distance from site, garage ownership)



Multimodal Transportation Assessment

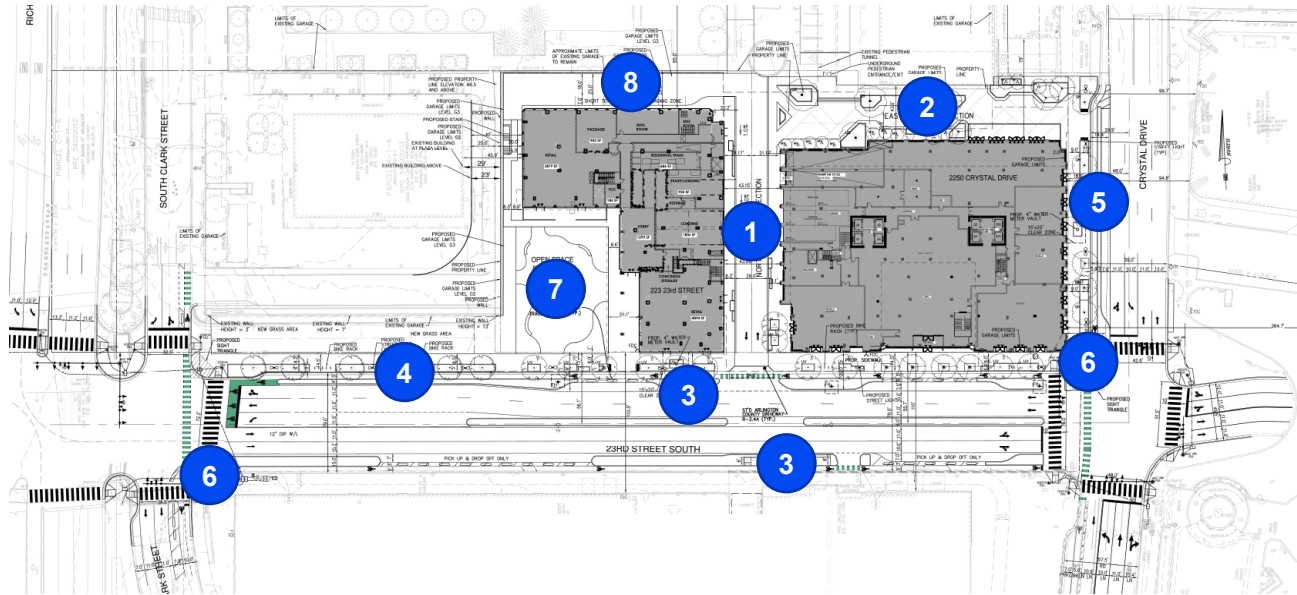
- Scoped with County
 - 18 intersections studied, including site driveways
- Mitigations triggered by capacity analysis at 2 intersections
 - Adjustments to signal timings identified as mitigation measure
- Project impacts will be mitigated through the implementation of the following:
 - Enhanced site design elements
 - Improvements identified during staff review and SPRC process
 - Implementation of Transportation Management Plan



Land Use	Quantity	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
223 23 rd St S Residential	613 du	26 veh/hr	75 veh/hr	101 veh/hr	59 veh/hr	44 veh/hr	103 veh/hr
2250 Crystal Dr Residential	827 du	35 veh/hr	99 veh/hr	134 veh/hr	81 veh/hr	61 veh/hr	142 veh/hr
223 23 rd St S Retail	4,379 sf	0 veh/hr	0 veh/hr	0 veh/hr	1 veh/hr	0 veh/hr	1 veh/hr
2250 Crystal Dr Retail	13,059 sf	1 veh/hr	0 veh/hr	1 veh/hr	1 veh/hr	2 veh/hr	3 veh/hr
Total Proposed		62 veh/hr	174 veh/hr	236 veh/hr	142 veh/hr	107 veh/hr	249 veh/hr

Transportation Improvements

1. New North-South Connection with a flush curb
2. New East-West Pedestrian Connection
3. Improvement to existing bus stops on 23rd Street
4. 23rd Street Protected Bike Lanes
5. Crystal Drive Protected Bike Lanes
6. Two (2) protected intersection corners on 23rd Street at S Clark Street and Crystal Drive
7. Open space
8. Connection to future Clark-Bell; short term parking



Transportation Management Plan

- Participation and Funding
 - ATP Membership
 - Designated PTC
 - Contribute to ACCS
- Facilities and Improvement
 - Information display in building lobbies
 - On-site bicycle facilities
 - Parking Management Plan
- Promotions, Services, and Polices
 - Provide site-specific transit information
 - Provide one-time SmarTrip cards, bikeshare membership, or carshare membership
 - Provide sustainable commuter benefit program for employees
 - Provide links to transportation resources on website
- Performance Monitoring
 - Annual report to County
 - Transportation and parking performance monitoring



COMMUNITY BENEFITS

Community Benefits

- Public easement over 23rd Street Park Phase I (~8,000 sf) and East-West Connection (~5,000 sf)
- Design and construction of permanent improvements at East-West Connection
- Design and construction of interim improvements at 23rd Street Park Phase I
- Design and construction of realigned 23rd Street (in collaboration with Arlington County)
 - Protected bike lanes in both directions
 - New signals at Crystal Drive and Route 1/Clark St Intersection
 - New lighting
 - New sidewalks and landscaping
 - New crosswalks
- Design and construction of a new southbound protected bike lane on Crystal Drive
- Ordinance standard affordable housing contribution
- Affordable housing units at RiverHouse
- LEED Gold



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