

Site Plan Review Committee (SPRC) Virtual Meeting

July 11, 2022

Crystal Plaza 5 – 2250 Crystal Drive / 223 23rd Street S.

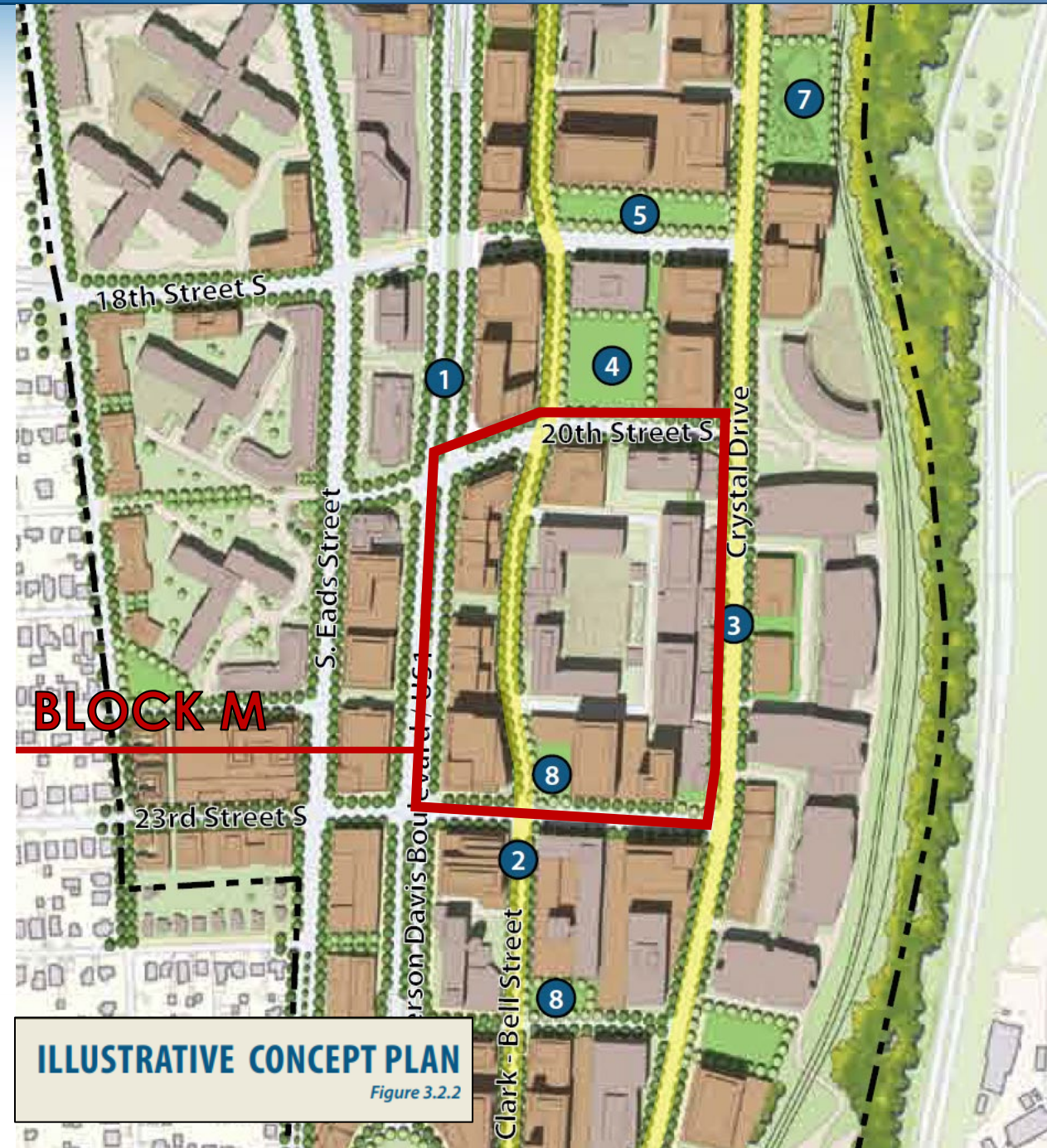
New Site Plan, Rezoning, and PDSP and Site Plan Amendments

(RPC #34-020-003, -017, -018, -265)

Project Webpage: <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/2250-Crystal-Drive>

Agenda Topics

- Introduction
- Land Use/Zoning and Policy Guidance
 - Building Form and Architecture
 - Open Space, Tree Canopy, and Landscaping
- Project Discussion
 - Building Form and Architecture
 - Open Space, Tree Canopy, and Landscaping
- Next Steps



Development Proposal



Development Proposal – 223 23rd Street

Statistics

- Residential building with ground floor retail
- 30 stories (309')
- 613 units
- 4,300 sf retail
- Underground parking (0.30 spaces per unit)
 - Rebuilt garage
 - Connected to existing parking structure
 - Inclusive of off-site parking
- Proposed LEED Gold

Images/Renderings (KGD Architecture)



Development Proposal – 2250 Crystal Drive

Statistics

- Residential building with ground floor retail
- 30 stories (304')
- 827 units
- 13,000 sf retail
- Underground parking (0.30 spaces per unit)
 - Rebuilt garage
 - Connected to existing parking structure
 - Inclusive of off-site parking
- Proposed LEED Gold

Images/Renderings (SCB Architecture)



Site Location/Existing Conditions

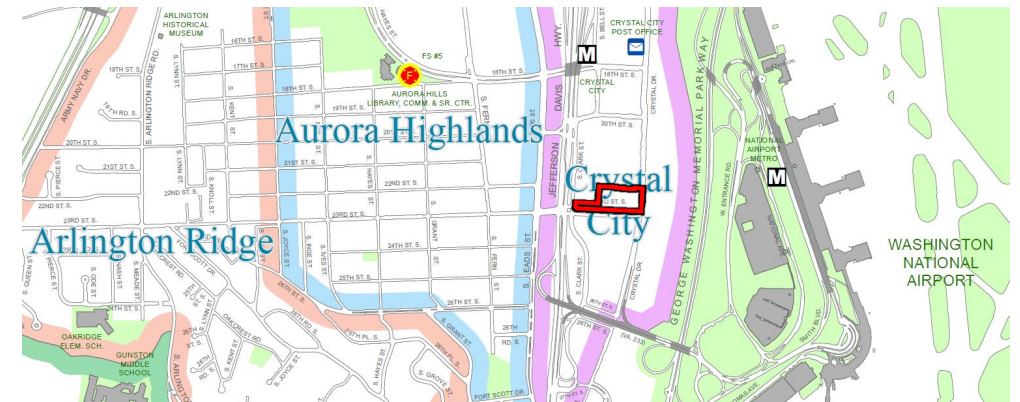
Aerial Image



Existing Conditions



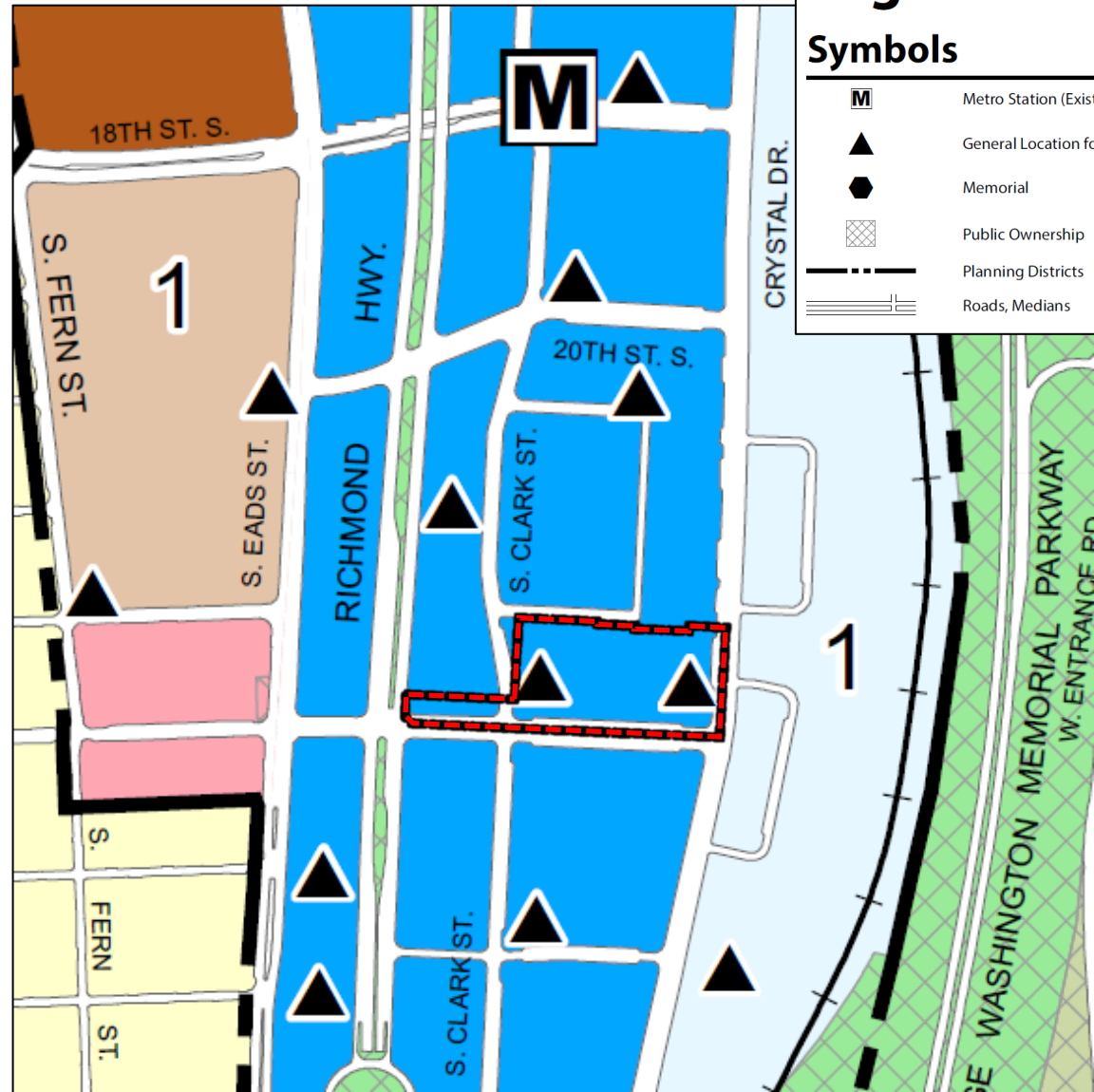
Neighborhood



General Land Use Plan (GLUP)

“High” Office-Apartment-Hotel (Up to 4.8 FAR Apartment Density)

Land Use Designation*	Range of Density/Typical Use	Zoning**		
Residential				
Low	1-10 units per acre	R-20, R-10, R-10T, R-8, R-6, R-5		
Low	11-15 units per acre	R2-7, R15-30T		
Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18		
Medium	Up to 37-72 units per acre	RA7-16, RA6-15, RA-H		
High-Medium	Up to 3.24 F.A.R. (Floor Area Ratio) Residential	RA-4.8		
High	Up to 4.8 F.A.R. Residential Up to 3.8 F.A.R. Hotel	RA-H-3.2, C-O Rosslyn		
Office-Apartment-Hotel				
	Office Density	Apartment Density	Hotel Density	
Low	Up to 1.5 F.A.R.	Up to 72 units/acre	Up to 110 units/acre	C-O-1.5, C-O-1.0
Medium	Up to 2.5 F.A.R.	Up to 115 units/acre	Up to 180 units/acre	C-O-2.5
High	Up to 3.8 F.A.R.	Up to 4.8 F.A.R.	Up to 3.8 F.A.R.	C-O, C-O Crystal City, C-O Rosslyn, RA-H-3.2



Legend

Symbols

- Metro Station (Existing)
- General Location for Public Space
- Memorial
- Public Ownership
- Planning Districts
- Roads, Medians

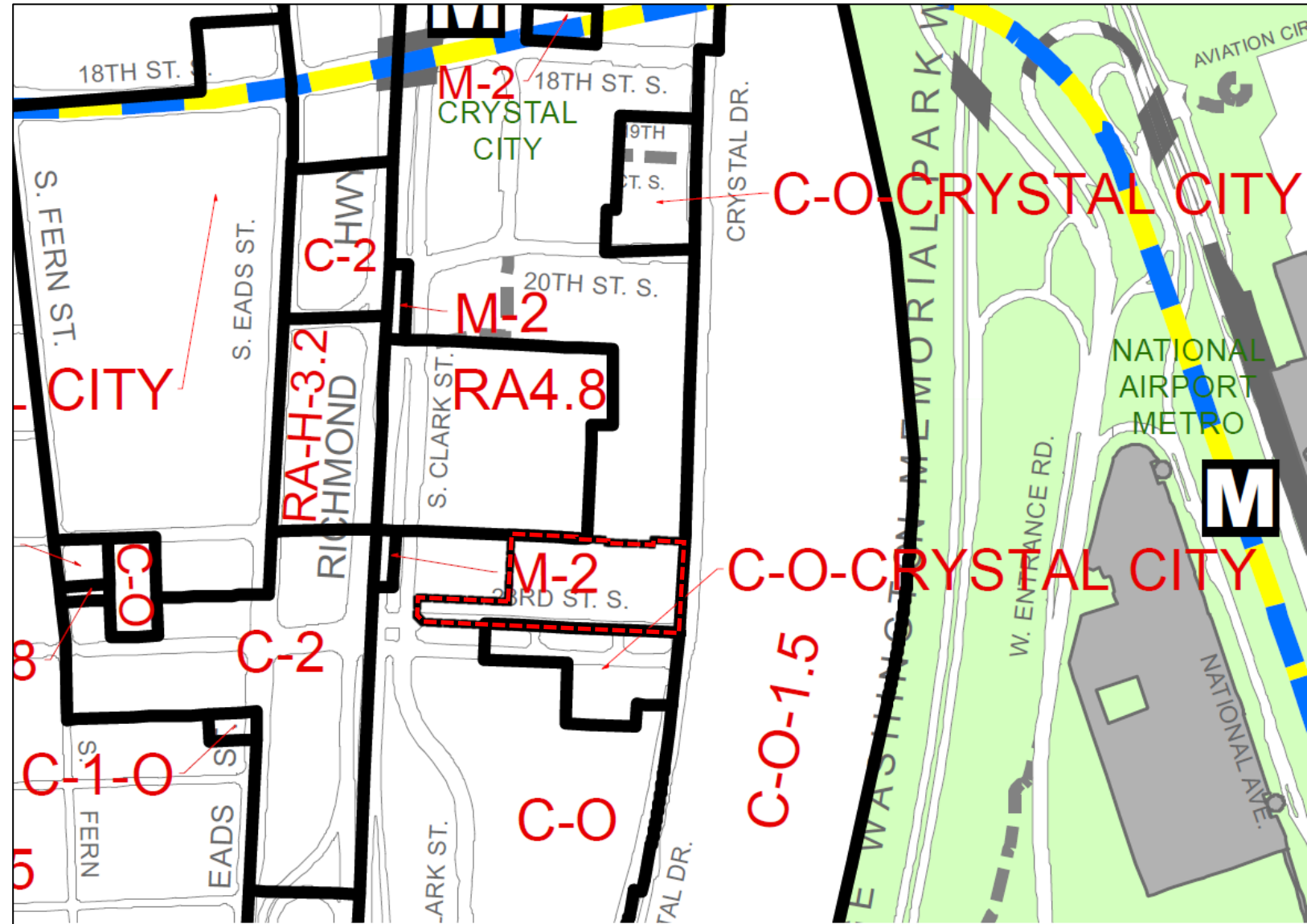
Zoning

Existing:

- “C-O” Mixed Use District

Proposed:

- “C-O Crystal City” Mixed Use Crystal City District



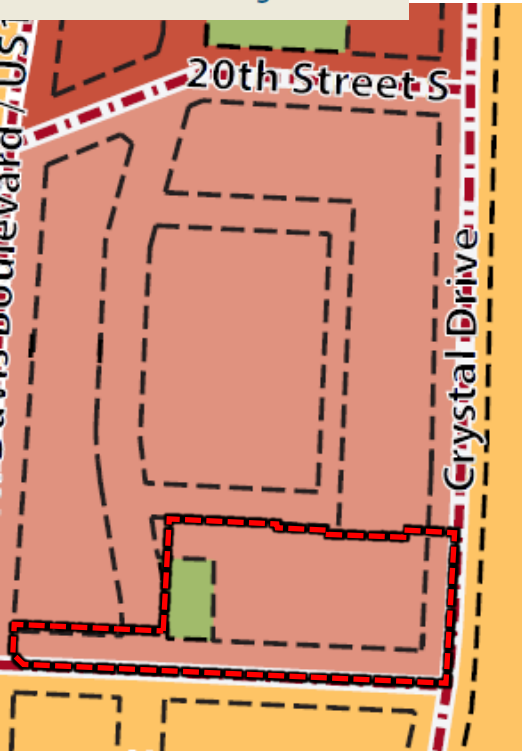
Policy Guidance and Implications

Crystal City Sector Plan

Sector Plan Guidance: Land Use & Density

LAND USE MAP

Figure 3.9.1

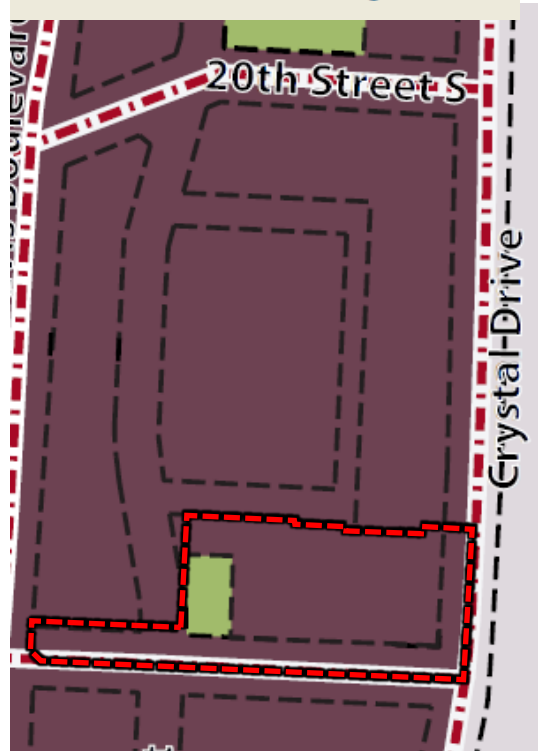


LEGEND	
LAND USE DESIGNATION	
[Light Green]	RESIDENTIAL, HOTEL
[Light Orange]	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE
[Light Red]	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE: MINIMUM 40% RESIDENTIAL OR HOTEL
[Light Purple]	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE: MINIMUM 60% RESIDENTIAL OR HOTEL
[Light Blue]	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE: MINIMUM 70% OFFICE
[Red Dashed Line]	PLANNING BLOCK BOUNDARY
[Green]	OPEN SPACE WITHIN BUILD-TO LINES

Mixed Use: 40% Residential/Hotel

BASE DENSITY MAP

Figure 3.8.2



LEGEND	
BASE DENSITY (FAR) ¹	
[Light Green]	1.5 (COM.) OR 72 DU/ACRE (RES.)
[Light Orange]	2.5 (COM.) OR 115 DU/ACRE (RES.)
[Light Red]	3.24 (RES. ONLY)
[Light Purple]	3.8 (COM.) OR 4.8 (RES.)
[Light Blue]	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:
 1. BASE DENSITY TO BE APPLIED TO SITE AREA ASSOCIATED WITH DEVELOPMENT PROPOSALS.
 2. THE 1.5 FAR OR 72 DWELLING UNIT/ACRE CATEGORY FOR BASE DENSITY DOES NOT IMPLY THAT EITHER USE COULD BE PERMITTED ON A SITE; THE LAND USE MAP, FIGURE 3.9.1, DEPICTS RECOMMENDED USES FOR EACH SITE.

3.8 FAR (Commercial)
4.8 FAR (Residential)

Section 3.8; Policy D2:

- “Allow for optional increases over the base density (as shown in the 2008 GLUP) within the maximum building height limits on sites in Crystal City, in return for extraordinary community benefits outlined in this plan, at the County Board’s discretion.”

Sector Plan Guidance: Building Form & Density

BUILDING HEIGHTS MAP

Figure 3.8.5



LEGEND	
[Light Yellow]	35'
[Light Orange]	60'
[Orange]	75'
[Light Blue]	110'
[Medium Blue]	150'
[Dark Blue]	200'
[Purple]	250'
[Red]	300'
[Green]	OPEN SPACE WITHIN BUILD-TO LINES

*300'

TOWER COVERAGE MAP

Figure 3.8.9



LEGEND	
PERCENT OF NET BUILDABLE AREA ¹	
[Light Blue]	65%
[Medium Blue]	75%
[Dark Blue]	85%
[Green]	OPEN SPACE WITHIN BUILD-TO LINES

1. NET BUILDABLE AREA AS MEASURED WITHIN BLOCK BUILD-TO LINES. TOWER COVERAGE MEASURED ABOVE FIFTH FLOOR AND/OR BUILDING PODIUM.

85%

Section 3.8.6 Tower Coverage and Building Envelopes:

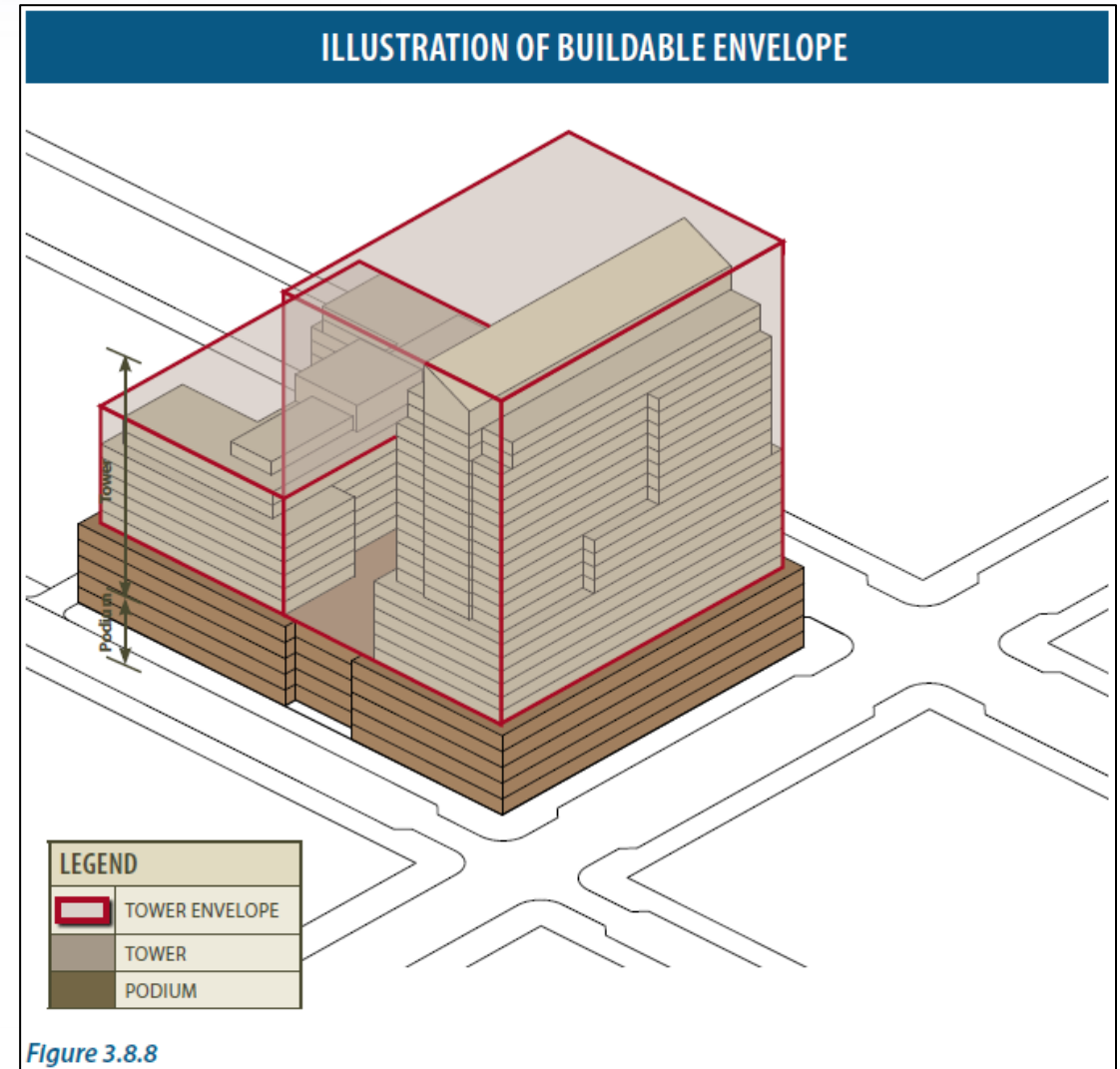
- “Collectively, build-to lines, building height, tower coverage, tower separation, and tower setback parameters are the factors that will determine achievable densities under the Master Plan.”

Sector Plan guidelines for building form achieve multiple goals:

- Regulate achievable densities
- Pedestrian-oriented design
- Visually interesting skyline
- Ensure adequate sunlight for public spaces

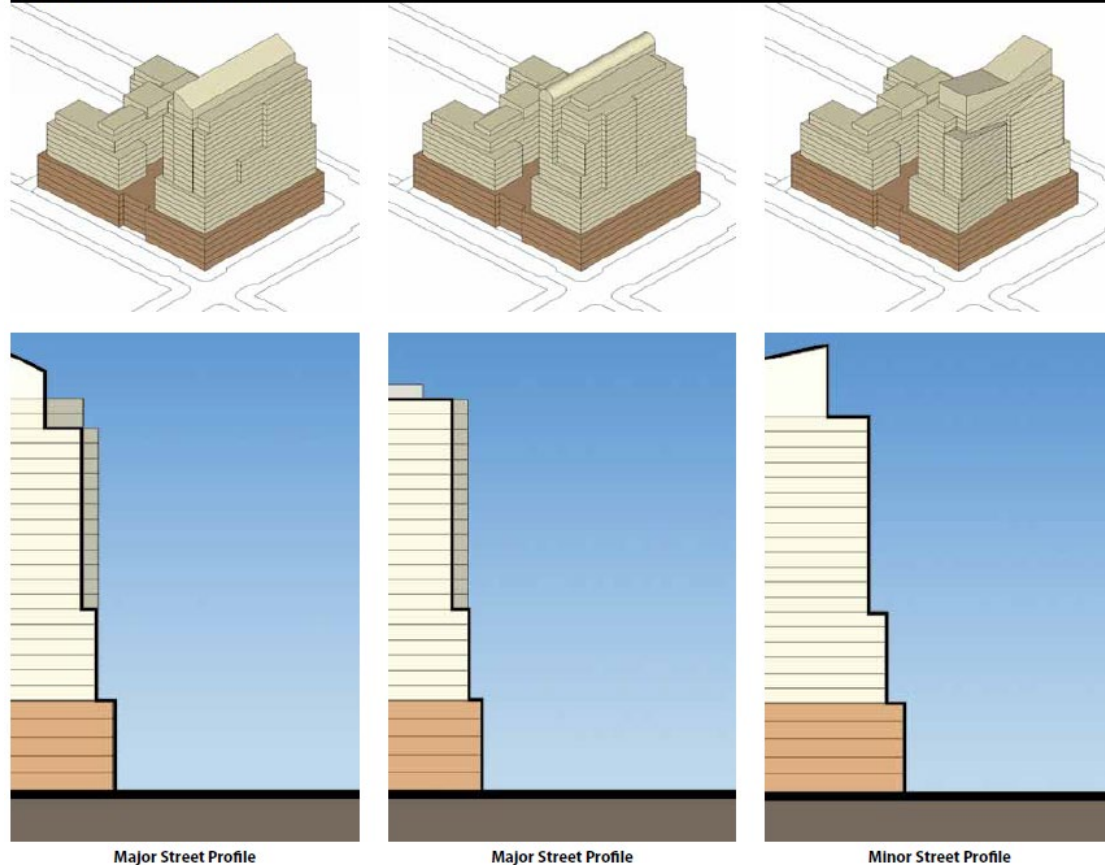
Sector Plan Guidance: Building Form Summary

- Building Height
 - 300' (additional 2-3 stories may be considered on 23rd Street)
- Tower Coverage
 - Up to 85% (or 30-35,000 sf floor plate)
- Defined podium base
- Tower forming/sculpting with façade step backs
- Distinctive building tops and enhanced mechanical penthouse screening



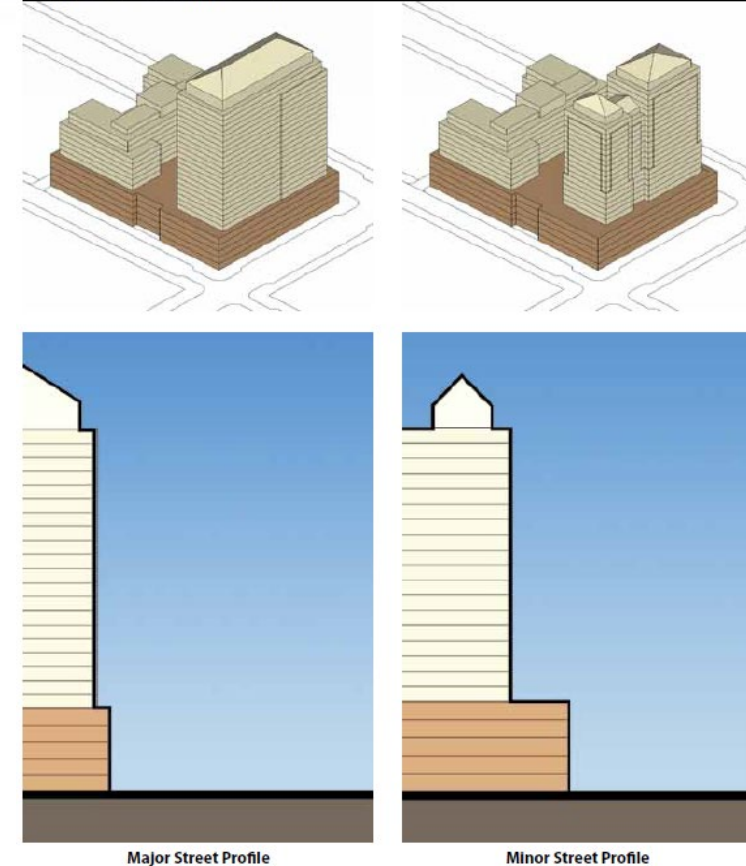
Sector Plan Guidance: Building Form (Towers)

Multiple Setback Approach



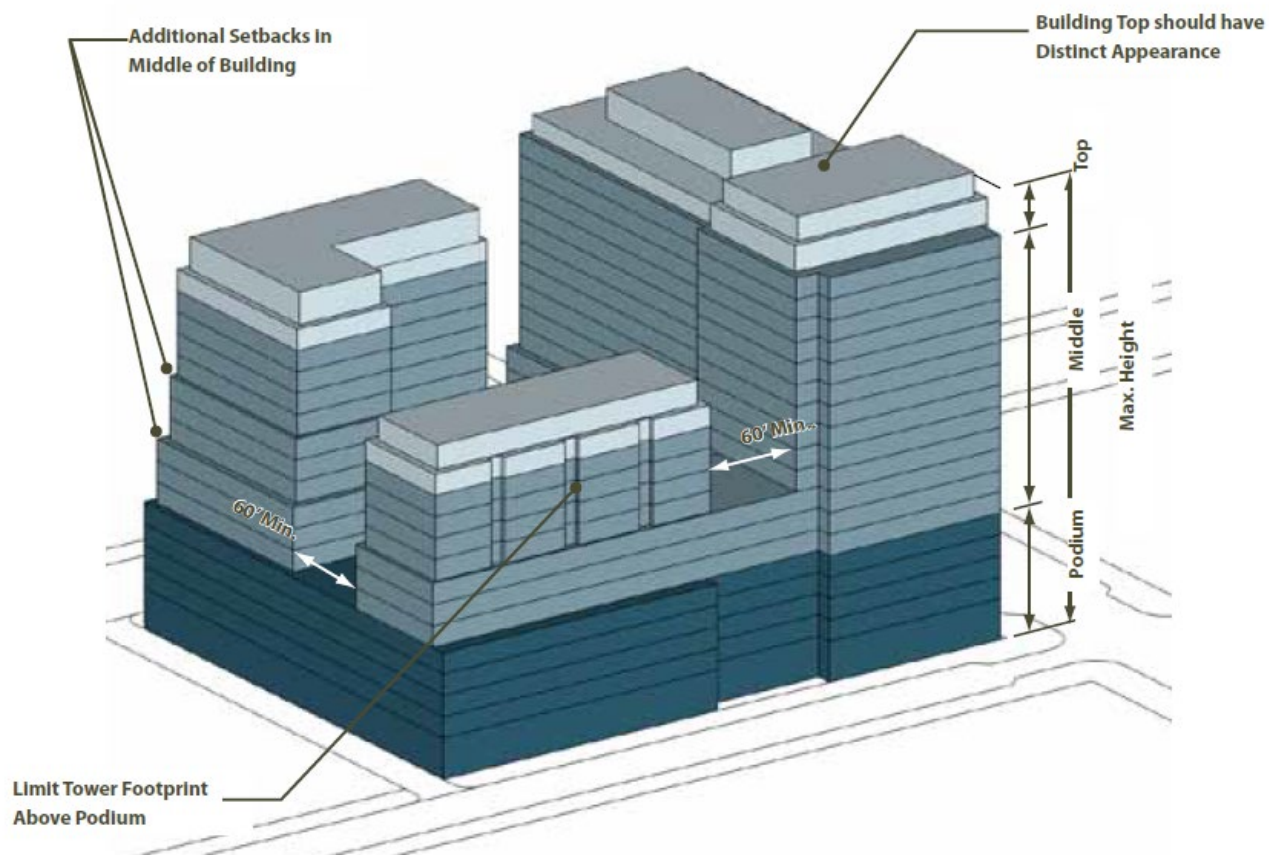
"...in this approach the tower of a building should be set back from its base to better define the street space for the pedestrian experience and provide architecturally interesting buildings. **In order to ensure these goals are met by projects that would otherwise fill the absolute building envelope, multiple setbacks from the Build-to Line should be designed into the building tower as it rises upward...**The degree and number of setbacks may vary depending on the character of the abutting street and surrounding development."

Single Setback Approach



"...in this approach a building **may also be successfully designed as a discrete tower with a single, simple setback** above the podium level...buildings employing single setbacks at the podium level **should incorporate such setbacks at depths that relate to the specifics of their site and surrounding context.**"

Sector Plan Guidance: Building Form (Tops)



Tops

“Building tops should be designed to achieve a distinctive profile, and **mechanical penthouses should be integrated as part of the overall building design**. In addition to changes in other architectural features such as materials, colors, and textures, **building tops should employ some degree of sculpting to set it apart from the rest of the building**. Regardless of whether the building tower design uses the multiple or single setback approach, it is generally recommended that the upper two to four floors of all buildings should be no closer than 20 feet from the Build-to Line, unless the proposed design of the building top involves a dramatically creative architectural treatment that is integral to the overall composition of the building...”

Building Massing Strategies

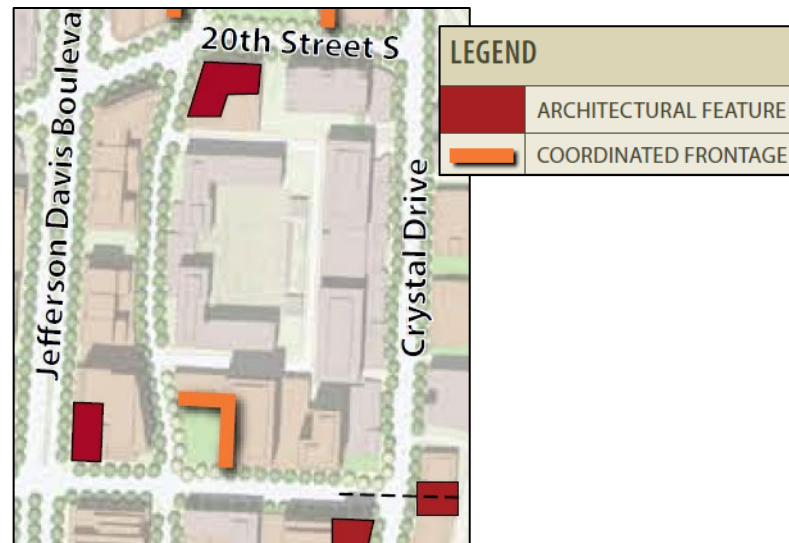
Figure 3.8.4

Architecture

Ground floor frontages

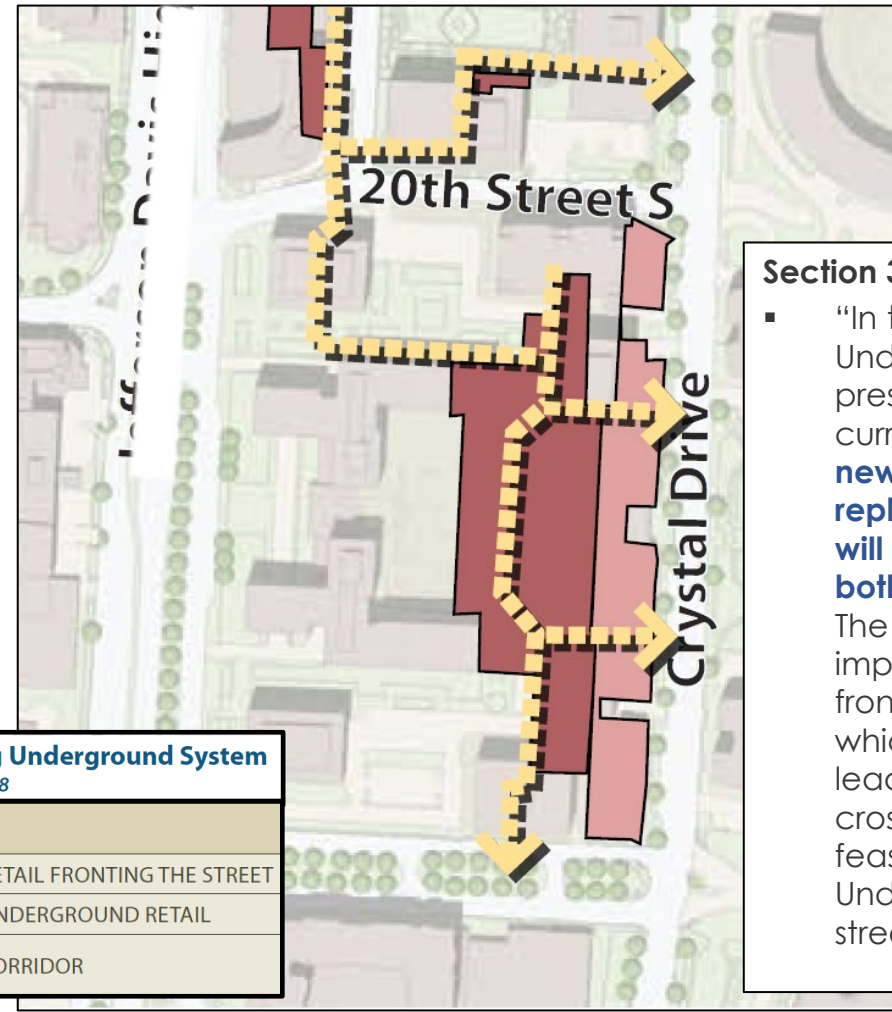
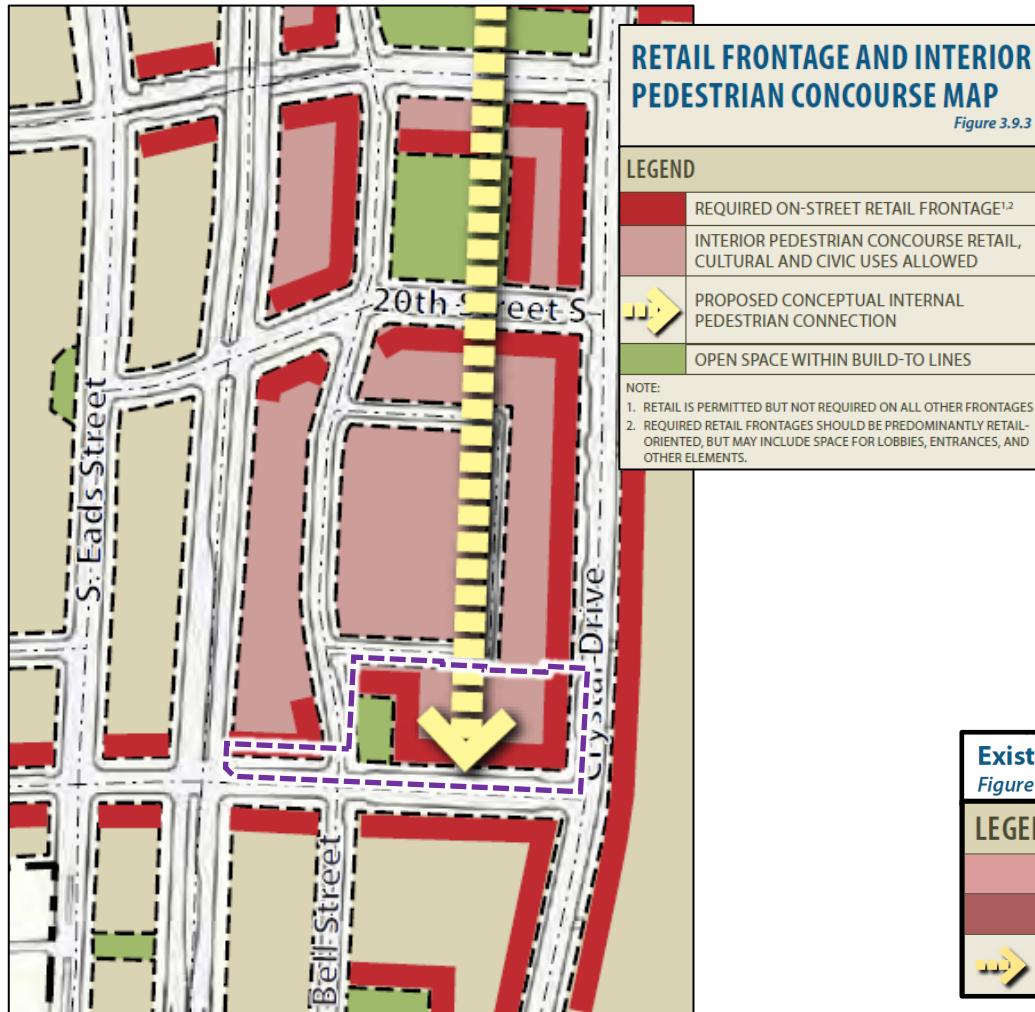
- Sector Plan envisions “pedestrian-focused streets” and “high quality architecture”
- Sector Plan guidelines for retail/commercial frontages include:
 - 15-foot ground floor clear height
 - Limitations on encroachments over the RBL for awnings, signs, etc.
 - Minimum entrance spacing (≤ 60 feet)
 - Retail floors matching grade at the sidewalk
 - Avoidance of arcades on street frontages
 - Use window transparency to “promote street activity”
- Additional ground level facade considerations include:
 - 223 Building frontage along future Clark-Bell Street alignment and anticipated Open Space #10 expansion
 - 223 Building frontages on Open Space #10, which is identified as a Coordinated Frontage, defined as:

“Coordinated frontages should mutually respond in massing, materials, and architectural language to visually unify the common space or street they frame.”



Sector Plan Guidance: Retail

Retail Frontages and Underground System



Section 3.7.6:

- “In the Master Plan, the Underground will be preserved in much of its current form, although **new development that replaces existing buildings will require an evolution in both its form and program.** The Underground will have improved access to, and frontage on, the street, which in some cases may lead to street level crossings where it’s not feasible to continue the Underground below the street.”

Sector Plan Guidance: Public Open Space

- Open Space #10
 - “23rd Street Plaza”
 - 13,000 sf
 - Retail uses envisioned on the north and east sides
 - “Noteworthy” design for north building wing

- Open Space #11
 - “Landscaped Plaza”
 - 3,300 sf
 - Not defined by build-to lines
 - Landscaped with tables/seating for outdoor dining

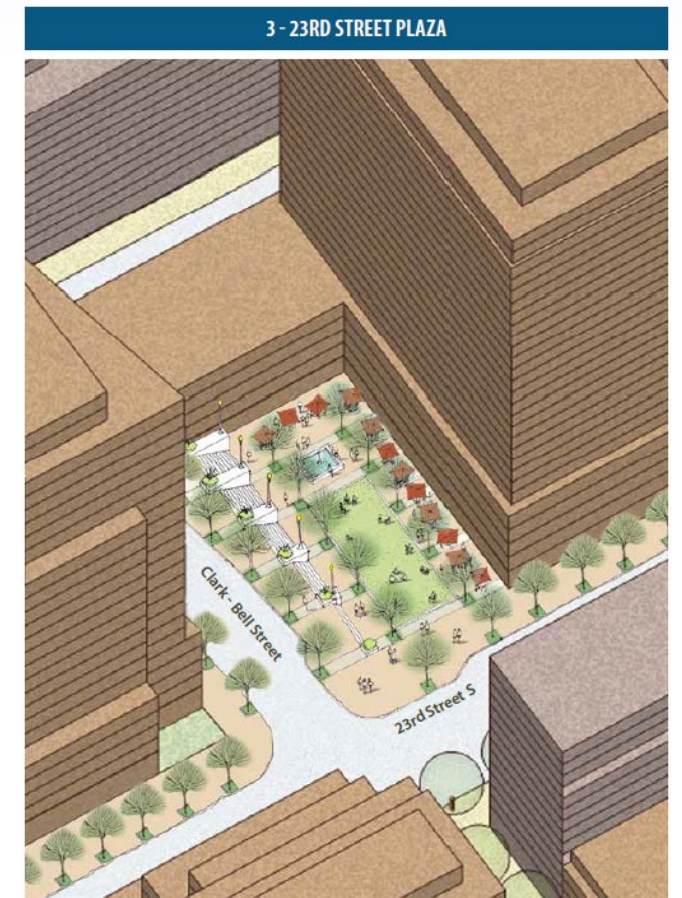
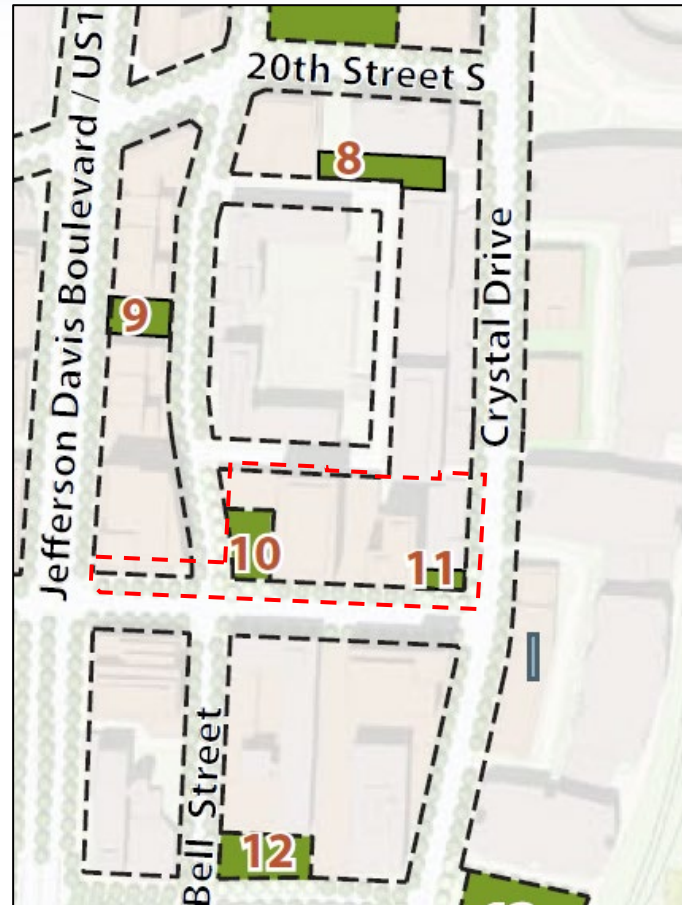


TABLE 3.7.1 - OPEN SPACE DESIGN CONCEPTS

PARK NUMBER*	NAME	SIZE (SQ. SF.)**	DEFINED BY BUILD-TO LINES	PARK DESIGN RECOMMENDATION
10	23RD ST PLAZA	13,000	YES	DESIGN CONCEPT PROVIDED, SEE PAGE 82
11	PLAZA	3,300	NO	LANDSCAPED PLAZA WITH TABLES AND SEATING FOR OUTDOOR DINING

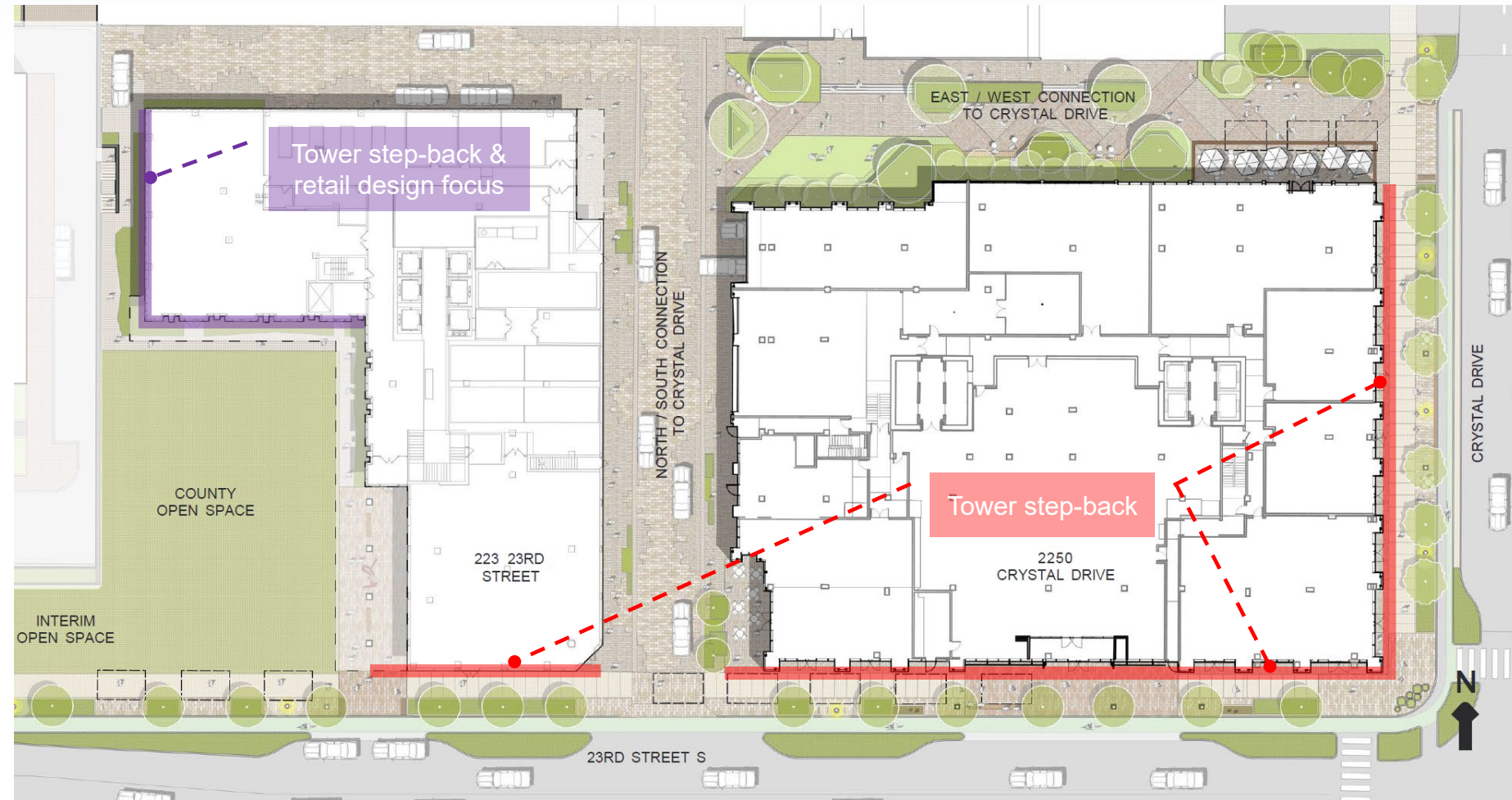
Project Discussion

Staff Feedback

Building Form and Architecture Feedback

General Building Form and Architecture Deviations

- Tower step-backs
- Definition of building tops
- Pedestrian scale and retail-oriented design on street-facing frontages



Building Form and Architecture

Building Deviation Concerns:

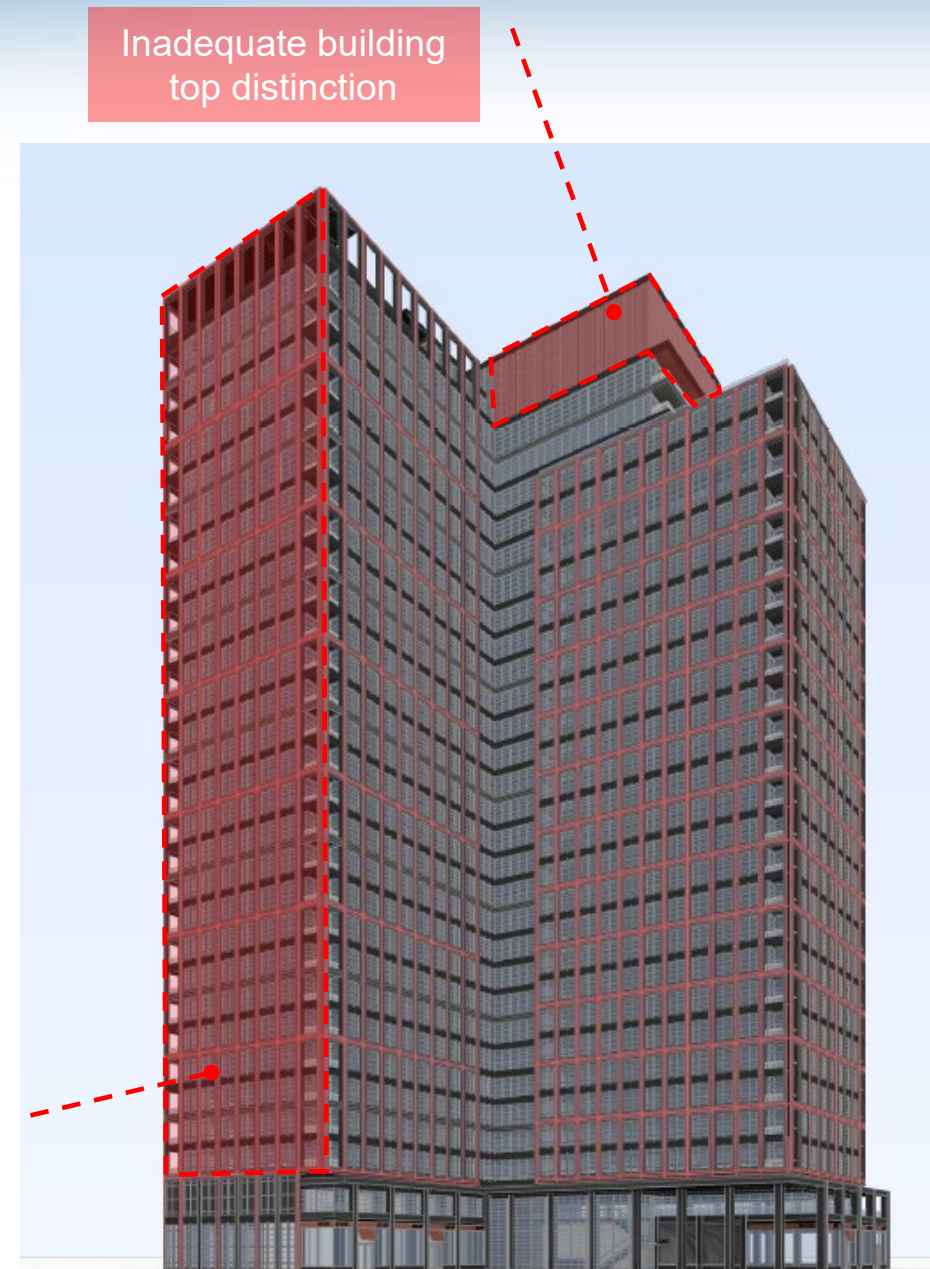
223 23rd Street

- Tower step-back not introduced on west building façade that will front a future Clark-Bell Street
- Building top (mechanical penthouse) not adequately integrated as part of the overall building design, with no degree of sculpting to set it apart from the rest of the building



Original Building Design

No tower step-back along future street



Inadequate building top distinction

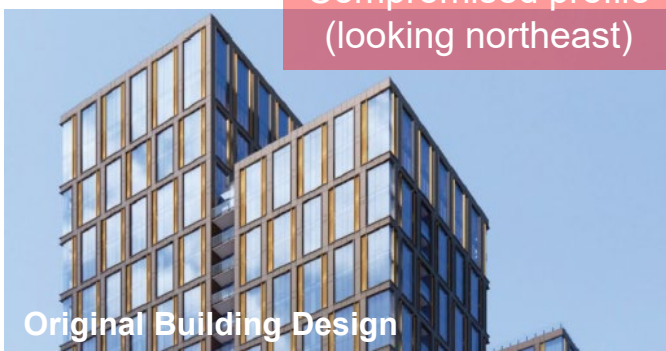
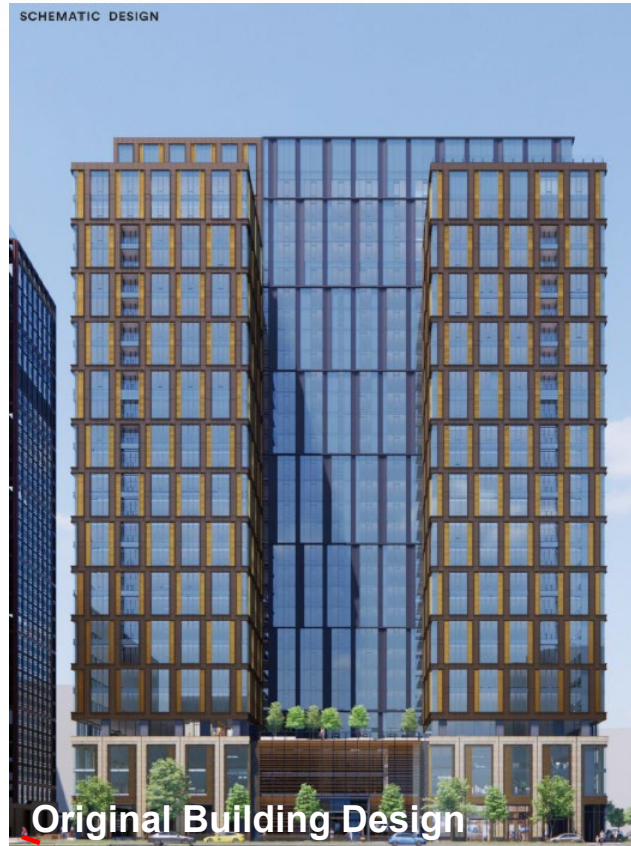
Alternative Building Design

Building Form and Architecture

Building Deviation Concerns:

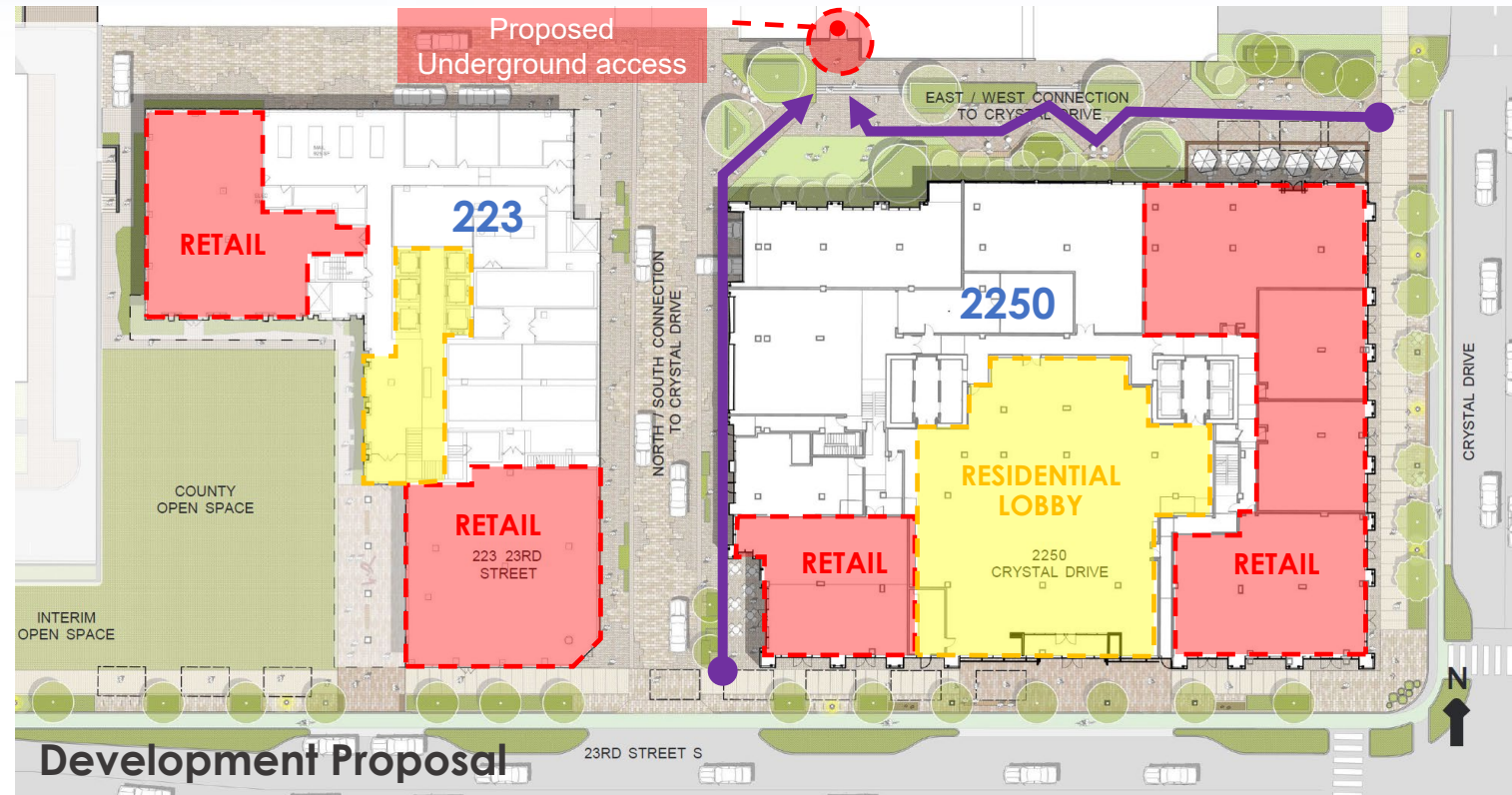
2250 Crystal Drive

- Revised building mass includes asymmetrical southwest wing that:
 - Does not distinguish itself adequately as a building top through symmetry with southeast wing
 - Does not employ an appropriate degree of sculpting as part of the overall building form
 - No longer provides a distinctive profile from the southwest view



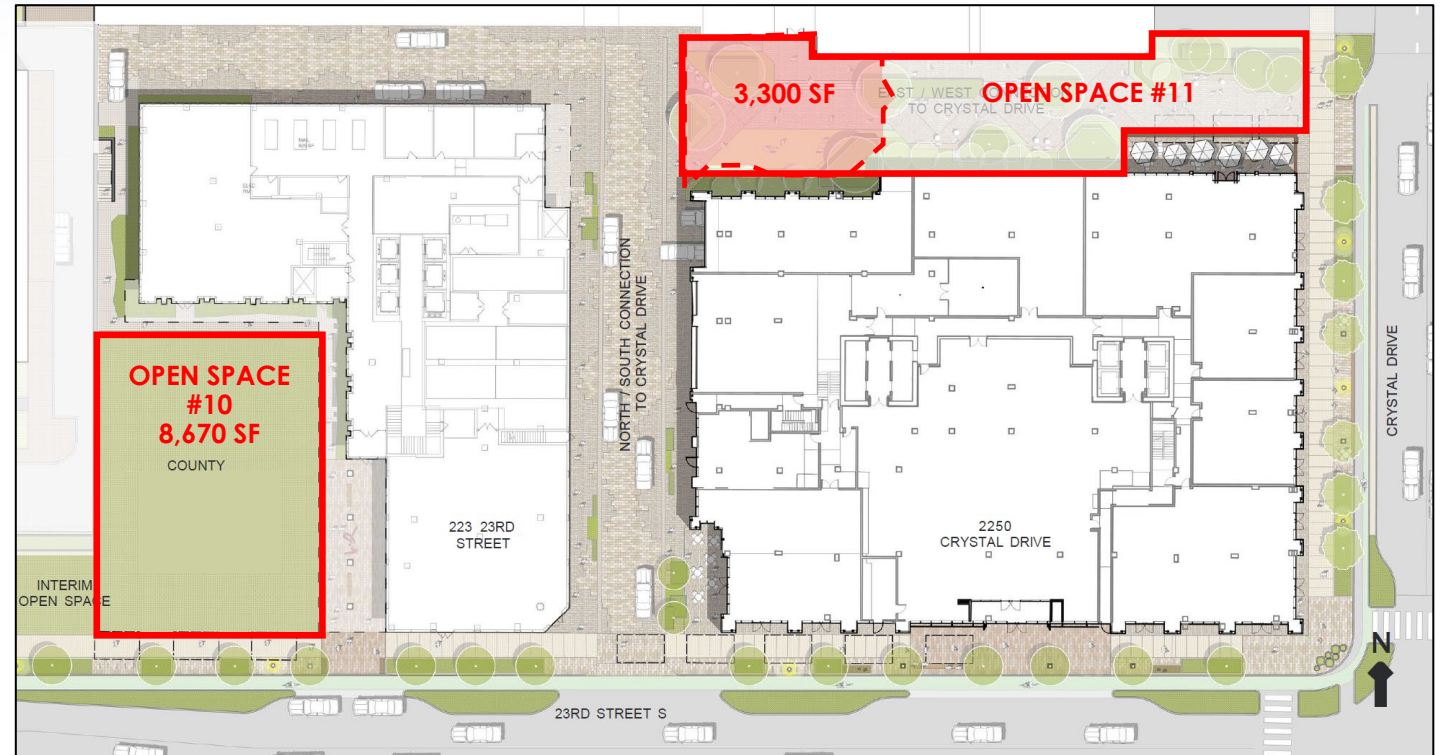
Retail Frontages and Underground Access

- Retail use now proposed at the North side of Open Space #10
- Pedestrian access to the Underground will be provided:
 - Through the new internal north-south connection
 - Through the proposed Open Space #11 plaza



Public Open Space

- The applicant is proposing a phased Open Space #10 with an initial phase that is 33% smaller than the 13,000 sf called for in the Sector Plan
 - The initial phase would be designed and constructed as part of this site plan review
 - The final phase would be subject to a future development application and a separate public review process
- Space #11 is proposed in an alternative location; however, the total space provided is significantly larger than the 3,300 sf called for in the Sector Plan
 - This plaza area will be designed and constructed as part of this site plan review



Public Open Space: Interim Phase

- Recommendation: the initial phase for Open Space #10 should incorporate additional design details for the 8,670 sf space:
 - Consider less intensive landscaping to frame the space and add interest (compared to the simple grass lawn area proposed)
 - Contemplate pedestrian paths; both to rear retail frontage and to stairs (on the northwest side of the side) providing access to the interior of the block



Review Process



1. Anticipated schedule is subject to change based on nature of public feedback and guidance from Planning Commission
2. Public Hearings may also include other Commissions such as Transportation and Parks & Recreation

Next Steps

- Provide your feedback, comments, and questions by visiting the Project Pages or reaching through the contacts below
- Next SPRC meeting **tentatively scheduled for September 15, 2022**

County Staff
Block Plan Review:
Michael Cullen
mcullen@arlingtonva.us

Planning Commission
LPRC Chair:
James Schroll
jmschroll@gmail.com

- Additional County staff contacts are provided on each of the individual project pages:

Project Website: <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/2250-Crystal-Drive>

Thank You